



CITY OF WICHITA

NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN

2008—2013



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EXECUTIVE SUMMARY

The City of Wichita has coordinated with the U.S. Department of Housing and Urban Development (HUD) to engage in comprehensive revitalization strategies that seek to create partnerships among the federal and local governments; the private sector; community organizations; and neighborhood residents. In 1998, the City of Wichita adopted its first Neighborhood Revitalization Plan and designated a Neighborhood Revitalization Strategy Area. In 2004, the Plan was updated and a new Strategy Area was designated. The City's objective is to create communities of opportunity in the Strategy Area by stimulating the reinvestment of human and economic capital, and economically empowering low-income residents.

Over the past several decades, Wichita has experienced periods of economic growth and major setbacks. Currently, Wichita's economy is recovering and performing with slow-steady growth in productivity and employment. The core area and selected residential areas have shared some of this past growth, but the majority of growth has occurred in suburban locations resulting in lower growth in property values and higher concentrations of dilapidated structures in the core area. Urban planners refer to this as the "rotten donut" effect. However, the ongoing downtown construction of residential units and the downtown Sedgwick County Arena are indicators of positive growth for the core area.

The City of Wichita Neighborhood Revitalization Plan coordinates the provision of multi-year public funding and incentives used to enhance, improve, and revitalize targeted distressed areas. The City's leadership and financial resources are key elements of the Plan. This Plan describes the factual underpinnings and financial resources necessary for the adoption of the Plan by HUD and the State of Kansas.

The City of Wichita Neighborhood Revitalization Plan includes the HUD Neighborhood Revitalization Strategy for the City of Wichita, described in HUD Notice 96-01. The Plan includes the neighborhood revitalization area boundaries, demographic criteria, descriptions of the public consultation efforts, assessments of the target areas, strategies to improve the target areas, and performance measurements. It also includes activities funded by the Community Development Block Grant program and HOME Investment Partnership Program, which are described in the HUD Consolidated Plan. Program incentives for housing and economic development are included in the Plan.

The City of Wichita Neighborhood Revitalization Plan meets the State of Kansas requirements necessary to establish the Kansas Rebate Program for the City of Wichita (K.S.A. 12-17,114 et seq.). The Kansas Tax Rebate Program procedures, programming, and eligibility for the City of Wichita are described in the Plan.

CONSISTENCY WITH HUD CONSOLIDATED PLAN

The City's Neighborhood Revitalization Plan has been developed to concurrently meet the statutory requirements of the State Neighborhood Revitalization Act and the regulatory requirements of the HUD Neighborhood Revitalization Strategies. Accordingly, this Plan has been developed in accordance with the requirements of the HUD Consolidated Plan and HUD Notice 96-01, dated January 16, 1996 regarding Neighborhood Revitalization Strategies. The City of Wichita has taken all reasonable means to meet citizen participation requirements to develop and submit HUD Neighborhood Revitalization Strategies. Further, the City chooses to formally amend its HUD Consolidated Plan to add a new Appendix D to the City's HUD Consolidated Plan and make the Neighborhood Revitalization Plan a matter of record and public policy.

DEFINITIONS

State Neighborhood Revitalization Area-An area which by reason of the presence of a substantial number of deteriorated or dilapidated buildings or improvements, defective or inadequate streets, incompatible land uses, faulty lot layout, deterioration of site or other improvements which substantially impairs or retards the sound growth of the city.

HUD Neighborhood Revitalization Strategies- Comprehensive approaches to address economic development needs and promote innovative programs in economically disadvantaged areas or neighborhoods within the community. The strategy areas must be primarily residential and contain a high percentage of low and moderate-income households.

Local Investment Areas-Locally defined neighborhoods or areas located within State Neighborhood Revitalization Areas and HUD Neighborhood Revitalization Strategy Areas where federal Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds can be concentrated to have a significant visual impact on specific areas.

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NEIGHBORHOOD REVITALIZATION PLAN WICHITA, KANSAS

I. PURPOSE, FINDINGS AND STAKEHOLDER CONSULTATION

The components of the plan include establishing the Neighborhood Revitalization Area boundaries, description of demographics of residents represented within the boundary, method of consultation with stakeholders, assessment of the economic conditions of the area, strategy to implement a plan of economic empowerment and performance measurements. The Neighborhood Revitalization Strategy Area plan contains proposals for improving municipal services and establishing local eligibility criteria and application procedures for the tax rebate program.

This plan is required by the State of Kansas statutes in order to create an incremental tax rebate program intended to encourage reinvestment and improvement of blighted, declining areas of the community pursuant to the State Neighborhood Revitalization Act.

The Neighborhood Revitalization Plan also serves as the City's strategy to stimulate and promote the investment of human and economic capital to improve economic conditions, promote home ownership, identify economic needs and opportunities for individuals and small and disadvantaged businesses, and provide neighborhood assistance to help develop and sustain the ability of community organizations to undertake and complete projects that improve the quality of life in the community.

The Neighborhood Revitalization Plan guides the City's efforts to improve targeted areas through the following means:

- directs efforts to areas identified as revitalization and reestablishment areas in the Wichita-Sedgwick County Comprehensive Plan;
- provides a method to encourage redevelopment that is not a part of traditional redevelopment efforts;
- addresses single-family residential and small businesses, which would not otherwise be served by traditional redevelopment efforts;
- encourages inner City redevelopment that might not otherwise occur; and
- eliminates disincentives of increased tax payments that result from redevelopment of existing properties within the core area.

The results of implementing the Neighborhood Revitalization Plan will include:

- stabilization of blighted neighborhoods;
- rehabilitation of older homes;
- greater access to affordable housing for persons with limited resources;
- development of infill housing downtown and in targeted areas; and,
- improvement of rental properties.

The governing body of the City of Wichita has determined that the Neighborhood Revitalization Areas, as hereinafter defined, are areas that meet the three conditions described in K.S.A. 12-17.115(c):

- a predominance of dilapidated buildings;
- deteriorated infrastructure and structures; and/or
- buildings or improvements of significance that should be preserved or restored.

The City has determined that the rehabilitation, conservation and redevelopment of such areas are necessary to protect the public health, safety and welfare of the residents of the Neighborhood Revitalization Areas and the municipality as a whole.

Further, in accordance with HUD Notice 96-01, the Neighborhood Revitalization Plan was developed in consultation with area stakeholders. Presentations on the boundaries were made to the six District Advisory Boards with citizens from each area present on October 2nd and 4th, 2006. A public notice advising the public of the District Advisory Board meetings was published on September 30, 2006, giving the public the opportunity to comment at the meetings and/or to submit written comments. The NRA boundaries were approved by the City Council on November 14, 2006. On April 17, 2007 the Wichita City Council held a public hearing and approved the Neighborhood Revitalization Plan as an amendment to the 2004/2008 HUD Consolidated Plan. On March 17, 2007, a 30-day comment period began. Two consecutive public notices were published on April 3rd and 10th in order to meet the State Neighborhood Revitalization Plan requirements.

II. LEGAL DESCRIPTIONS OF NEIGHBORHOOD REVITALIZATION AREAS AND LOCAL INVESTMENT AREAS

The legal descriptions of the three Neighborhood Revitalization Areas/HUD Neighborhood Revitalization Strategy Areas are listed below. A map depicting the Neighborhood Revitalization Area boundaries is listed in Appendix 1. The total area of the Neighborhood Revitalization Areas is 12,450 acres, or 19.45 square miles and comprises approximately 12.17% of the City. This includes three State Neighborhood Revitalization Areas/HUD Neighborhood Revitalization Strategy Areas. It also includes seven Local Investment Areas. The approximate acreage of each Revitalization Area is as follows: Core Area - 11,775 acres; Hilltop - 145 acres; and Planeview - 530 acres. Parcel maps depicting the parcels included in the Neighborhood Revitalization Areas are listed in Appendix 2.

Neighborhood Revitalization Areas

The Neighborhood Revitalization Areas are legally described as follows:

CORE AREA

Beginning at the intersection of 37th Street North and Broadway; thence west to Arkansas Avenue; thence south along Arkansas Avenue to 29th Street; thence west to the east bank of the Little Arkansas River; thence south along the east bank of the Little Arkansas River to the confluence of the Little and Big Arkansas Rivers; thence westerly along the south bank of the Big Arkansas River to its intersection with Meridian and Central; thence west along Central to the east edge of the Big Ditch; thence south along the east edge of the Big Ditch to Maple Avenue; thence east along Maple Avenue to its intersection with Sheridan Avenue; thence south along Sheridan Avenue to its intersection with Harry Street; thence east along Harry Street to the Arkansas River; thence south along the east bank of the Arkansas River to the former Chicago, Rock Island, and Pacific Railway; thence northeast along the former Chicago, Rock Island, and Pacific Railway to Pawnee Avenue; thence east along Pawnee Avenue to Lulu Avenue; thence north to Skinner Street; thence west along Skinner Street to Pattie Avenue; thence north along Pattie Avenue to Funston Street; thence east along Funston Street to Southeast Boulevard; thence northwest along Southeast Boulevard to Harry Street; thence east along Harry Street to Hydraulic Avenue; thence north along Hydraulic Avenue to Douglas Avenue; thence east along Douglas Avenue to Hillside Avenue; thence north along Hillside Avenue to 8th Street; thence east along 8th Street extended to Oliver; thence north along Oliver to 13th Street; thence east along 13th Street to Old Manor; thence north along Old Manor to Kensington; thence west on Kensington to Pinecrest; thence north on Pinecrest to the Burlington Northern Railroad Track; thence west along the Burlington Northern Railroad Track to Oliver; thence north along Oliver to 17th; thence west along 17th to Hillside Avenue; thence north along Hillside to the Union Pacific Railroad Track; thence west along the Union Pacific Railroad Track to I-135; thence south along I-135 to 21st Street; thence west along 21st Street to Broadway; thence north on Broadway to the point of beginning;

and

PLANEVIEW

Beginning at Hillside and Pawnee; thence south along Hillside to 31st Street South; thence east along 31st Street South to the west edge of the Kansas Turnpike; thence northeasterly along the west edge of the Kansas Turnpike to George Washington Boulevard; thence along George Washington Boulevard in a northwesterly direction to Pawnee; thence west along Pawnee to the point of beginning; and

HILLTOP

Beginning at Lincoln and Bluffview; thence south along Bluffview to Harry; thence east along Harry to Oliver; thence north along Oliver to Lincoln; thence west along Lincoln to the point of beginning.

Local Investment Areas

As a matter of local policy, the City Council has established seven Local Investment Areas within the Neighborhood Revitalization Areas to focus resources designed to have a positive visual impact on the areas and provide an incentive for private investment. The Local Investment Areas may be changed by a majority vote of the City Council.

The boundaries of the Local Investment Areas are as follows:

ORCHARD BREEZE

Beginning at Central and the east edge of the Big Ditch; thence south along the east edge of the Big Ditch to Maple; thence east along Maple to West Street; thence north along West Street to Douglas; thence west along Douglas to Elder; thence north along Elder to Second Street; thence east along Second Street to West Street; thence north along West Street to Central; thence west along Central to the point of beginning.

PLANEVIEW

Beginning at Hillside and Pawnee; thence south along Hillside to 31st Street South; thence east along 31st Street South to the west edge of the Kansas Turnpike; thence northeasterly along the west edge of the Kansas Turnpike to George Washington Boulevard; thence along George Washington Boulevard in a northwesterly direction to Pawnee; thence west along Pawnee to the point of beginning; and

HILLTOP

Beginning at Lincoln and Bluffview; thence south along Bluffview to Harry; thence east along Harry to Oliver; thence north along Oliver to Lincoln; thence west along Lincoln to the point of beginning;

and

NORTH CENTRAL

Beginning at the corner of 29th Street and Broadway; thence south along Broadway to 17th; thence east along 17th to Santa Fe; thence south along Santa Fe to 13th; thence west along 13th to Broadway; thence south along Broadway to 9th Street; thence west to Waco Avenue; then jog north on Waco to 9th Street, west to Lewellen, north to 13th, jog west on 13th to the east bank of the Little Arkansas River, thence north along the east bank of the Arkansas River to 29th; thence east along 29th to the point of beginning; and

NORTHEAST

Beginning at the corner of 21st and Washington extended, thence south along Washington to Central; thence east along Central to Hillside; thence north along Hillside to 8th Street; thence east along 8th Street extended to Oliver; thence north along Oliver to 13th; thence east along 13th to Old Manor; thence north along Old Manor to Kensington; thence west to Pinecrest; thence north on Pinecrest to the Burlington Northern Railroad Track; thence west along the Burlington Northern Railroad Track to Oliver; thence north along Oliver to 17th; thence west along 17th to Hillside; thence north along Hillside to the Union Pacific Railroad Track; thence west along the Union Pacific Railroad Track to I-135; thence south along I-135 to 21st Street; thence west along 21st Street to the point of beginning; and

DELANO

Beginning at the corner of McCormick and Meridian; thence east to Osage; continuing east on Lincoln to the west bank of the Arkansas River; thence north along the west bank of the Arkansas River to the confluence of the Little and Big Arkansas Rivers; thence westerly along the south bank of the Big Arkansas River to Central; thence west on Central to Meridian; thence south on Meridian to the point of beginning.

SOUTH CENTRAL

Beginning at the intersection of Kellogg Street and the Arkansas River; thence south along the east bank of the Arkansas River to the former Chicago, Rock Island, and Pacific Railway; thence northeast along the former Chicago, Rock Island, and Pacific Railway to Pawnee Avenue; thence east along Pawnee Avenue to Washington Avenue; thence north along Washington Avenue to Kellogg Street; thence west along Kellogg Street to the point of beginning.

Buildings located on either side of a boundary street will be eligible to participate in the programs offered by the City of Wichita pertaining to the Neighborhood Revitalization Areas and the Local Investment Areas.

III. VALUATION OF REAL PROPERTIES

Appraised valuation represents a fair market estimate of a property's worth. The approximate appraised valuation of the real estate in the Neighborhood Revitalization Areas and its 39,200 parcels is:

Land	\$	568,000,000
Buildings	\$	2,450,000,000
Total Assessed Value	\$	3,018,000,000

Assessed valuation represents the amount of a property's worth that is taxed. The approximate assessed valuation of the real estate on the 39,200 parcels within the Neighborhood Revitalization Areas is:

Land	\$	80,000,000
Buildings	\$	309,000,000
Total Assessed Value	\$	389,000,000

IV. OWNERS OF RECORD IN THE AREAS

The owner of record for each parcel of land is listed with the property address in the Sedgwick County Appraisers office.

V. ZONING CLASSIFICATION AND LAND USE

A zoning classification map for the Neighborhood Revitalization Areas and a current Land Use Map are listed in Appendices 3 and 4, respectively. A Proposed Land Use map is listed in Appendix 5. As noted in the Current Land Use Map, the three Neighborhood Revitalization Areas and the seven Local Investment Areas are primarily residential.

VI. CURRENT CONDITIONS OF AREAS

Select portions of Wichita have been designated as areas for revitalization and reestablishment due to their present conditions. The City's Comprehensive Plan identifies and generally defines the conditions of these select areas as the following.

Areas of Revitalization

Areas that are experiencing some decline, but good market and development opportunities exist. The objective of treatment of these areas would be to stabilize the area and increase its attractiveness to private investors.

Areas of Reestablishment

Severely deteriorated areas in which the market conditions have changed enough that little reinvestment is occurring, people are moving out faster than they are moving in, and in some cases, land use is in transition from the original use to other uses. Revitalization of these areas will require attention to address physical problems, social, and economic concerns.

According to the Wichita-Sedgwick County Comprehensive Plan, Wichita's population is projected to grow by 32,700, from 344,284 to 377,000 during the period 2003-2010. However, only a limited amount of this growth is projected to occur in the Neighborhood Revitalization Areas. The latest calculations for the Comprehensive Plan and recent market trends would indicate an increase in population of less than 2,000 persons during the same time period in the central area of Wichita.

The loss of population and businesses in previous decades from the mature parts of the City has resulted in an erosion of property values, disinvestment and physical decline. Appraised residential property values have only increased by 17 to 21 percent in the central area compared to 35 percent citywide. However, the adoption of multiple neighborhood plans along with others that are being developed and financial incentive programs within the Neighborhood Revitalization Areas has spurred some reinvestment. Also, the rate of housing unit loss has stabilized since 1997. These factors should contribute to the stability of the central area of Wichita.

Stability for the central area of Wichita also relies heavily on the status of the City's economy. Although Wichita's employment includes a broad mix of business types, a strong base of relatively high paying manufacturing jobs provides the backbone of the City's economy. Following the events of September 11, 2001, and the subsequent downturn in the airline industry, Wichita's four aircraft companies suffered a net job loss of more than 10,000.

Six years later, the Wichita area has regained and passed the jobs lost after 9/11, but this has not kept pace with the number of eligible workers. Total Civilian Labor Force has grown faster than actual employment opportunities. This unemployment rate in January 2007 was 4.5%. The Center for Economic Development and Business Research (CEDBR) at Wichita State University is forecasting job growth of 5,000 employees for 2007.

Table 1
Demographics for the City and Neighborhood Revitalizations Areas

	City of Wichita	City of Wichita (excluding NRAs)	Neighborhood Revitalization Areas
Population	332,693	247,251	74,786
White	237,405	196,220	34,273
Minority	95,290	51,033	40,513
Percent Minority	28.64%	20.64%	54.17%
Low/Mod	141,987	88,316	47,664
Low/Mod Universe	321,102	238,863	72,046
Low/Mod Percent	44.22%	39.97%	66.16%
Number of Households	135,047	101,437	28,987
Median Income	\$45,889	\$51,792	\$27,208
Average Per Capita Income	\$17,854	\$24,000	\$11,707
# of Persons Below Poverty	37,597	19,329	16,272
Poverty Universe	328,053	245,425	72,231
Percent Below Poverty	11.46%	7.88%	22.53%
Number Employed	160,244	124,433	30,779
Number Unemployed	9,048	5,393	3,296
Percent Unemployed	5.60%	4.15%	9.67%
Housing Units	147,560	109,026	33,354
Occupied	135,047	101,437	28,987
Vacant	12,513	7,589	4,369
Percent Vacant	8.48%	6.96%	13.10%
Owner Occupied	82,565	67,052	15,179
Renter Occupied	52,484	34,387	15,811
Percent Renter Occupied	35.57%	31.54%	47.40%
# housing units 1939 or earlier	18,333	7,265	9,803
% housing units 1939 or earlier	12.42%	6.66%	29.39%
Median Year Built	1955	1957	1948
Owner Occupied Value	\$85,632	\$100,146	\$40,264
Median Rent	\$552	\$578	\$469

Table 2
Demographics of Each Neighborhood Revitalization Area

	Core Area	Planeview	Hilltop
Population	68,733	4,261	1,792
White	31,912	1,249	1,112
Minority	36,822	3,011	680
Percent Minority	53.54%	70.66%	67.95%
Low/Mod	43,241	3,039	1,384
Low/Mod Universe	65,976	4,271	1,799
Low/Mod Percent	65.54%	71.15%	76.93%
Number of Households	26,925	1,289	773
Median Income	\$27,334	\$26,845	\$22,575
Average Per Capita Income	\$11,795	\$9,945	\$11,357
# of Persons Below Poverty	14,737	1,108	427
Poverty Universe	66,175	4,264	1,792
Percent Below Poverty	22.27%	25.98%	23.83%
Number Employed	28,473	1,559	747
Number Unemployed	3,040	169	87
Percent Unemployed	9.65%	9.78%	10.43%
Housing Units	30,807	1,613	934
Occupied	26,925	1,289	773
Vacant	3,883	325	161
Percent Vacant	12.60%	20.15%	17.24%
Owner Occupied	12,425	354	400
Renter Occupied	14,502	935	374
Percent Renter Occupied	47.07%	57.97%	40.04%
# housing units 1939 or earlier	9,468	268	67
% housing units 1939 or earlier	30.73%	16.62%	7.17%
Median Year Built	1948	1946	1947
Owner Occupied Value	\$41,441	\$26,775	\$72,001
Median Rent	\$473	\$392	\$443

VI. IMPROVING SERVICES

Multiple initiatives that impact the delivery of services within the Wichita NRAs are currently underway within the City and the greater Wichita Metropolitan Area. These initiatives include the regional effort, Visioneering Wichita; the City's Transforming Wichita process; and the City's Stop Blight Initiative. In addition to the recent planning and process-oriented initiatives listed above, the City of Wichita has consistently made efforts to improve the delivery of services in the NRA areas through the Capital Improvements Program (CIP).

Visioneering Wichita

The Visioneering Wichita initiative is a regional visioning process for the Wichita Metropolitan Statistical Area (MSA). Initiated in the spring of 2004, the Visioneering Wichita process reached an important stage in the realization of the community vision when the Visioneering Wichita document was published in December of 2004. The visioning process brought together hundreds of Wichita MSA stakeholders to discuss the vision for the region. The results were a series of community focus areas with benchmarks to help measure the progress in achieving the desired vision. The benchmarks measure various aspects of the quality of life in Wichita, from education to economic development.

Transforming Wichita

Transforming Wichita is a City of Wichita initiative to transform the way the City delivers services. This initiative is designed to change the City's internal decision making process, resulting in a more collaborative and transparent organization. The end result will include performance measures that report on the true impact of municipal services in the community.

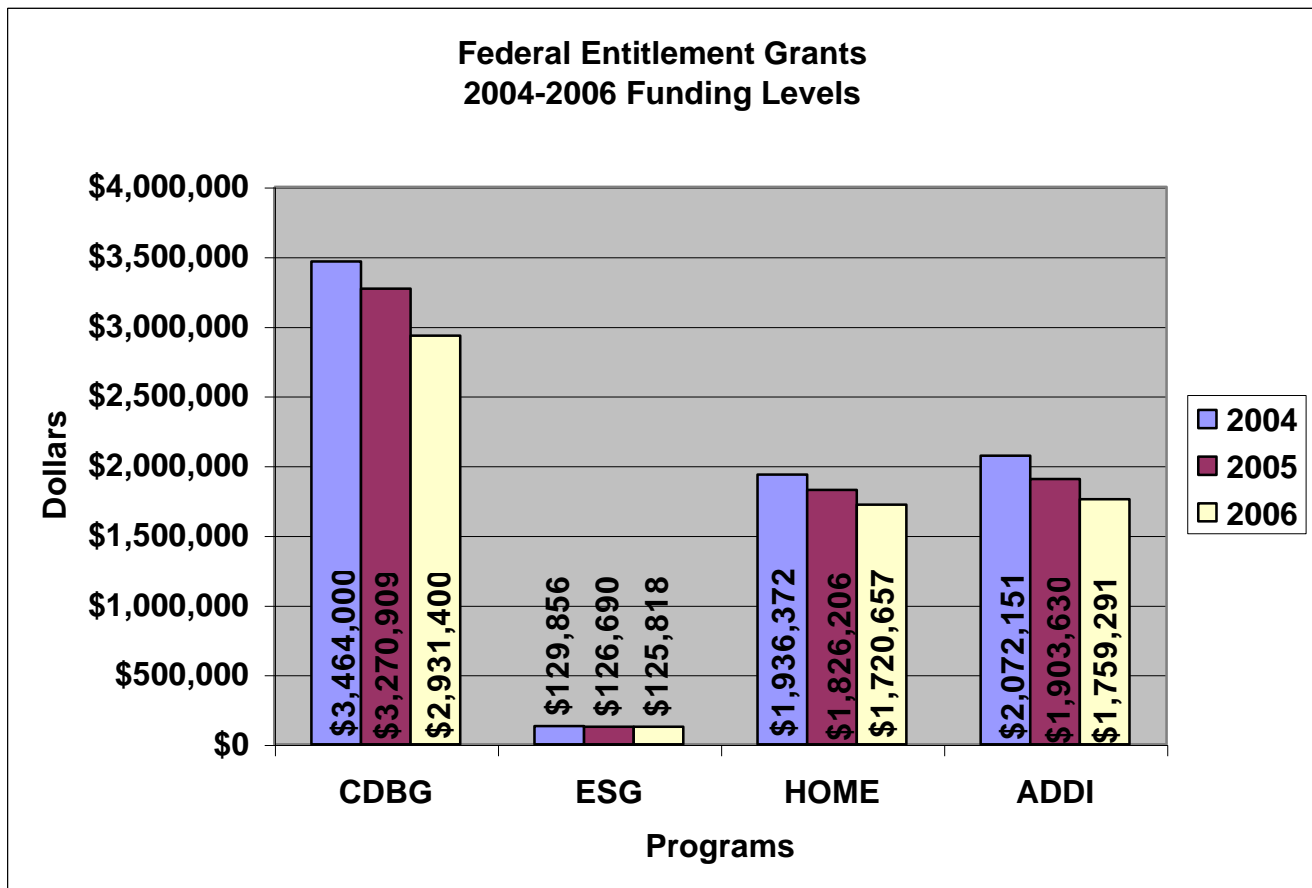
StopBlight

The City of Wichita created a "StopBlight" program to address problem properties in local neighborhoods. City departments have partnered together in a joint effort to strengthen local ordinances and provide resources that will reduce substandard housing and blight at various locations. The focus will be on blighted properties, including boarded-up and abandoned buildings that are hazardous to the public and result in a distressed neighborhood.

IX. CHALLENGES AND ISSUES

Funding Reductions

The trend of decreasing HUD assistance continues to pose a major challenge for the City of Wichita in responding to increasing needs of income eligible residents. Unfortunately, as a result of these ongoing decreases, funding for infrastructure, housing, and social programs to benefit the low to moderate-income populations is being cut back significantly. The following chart shows the funding history for CDBG, ESG, HOME and ADDI for the first three years of the 2004-8 Consolidated Plan.



Access to Business Capital

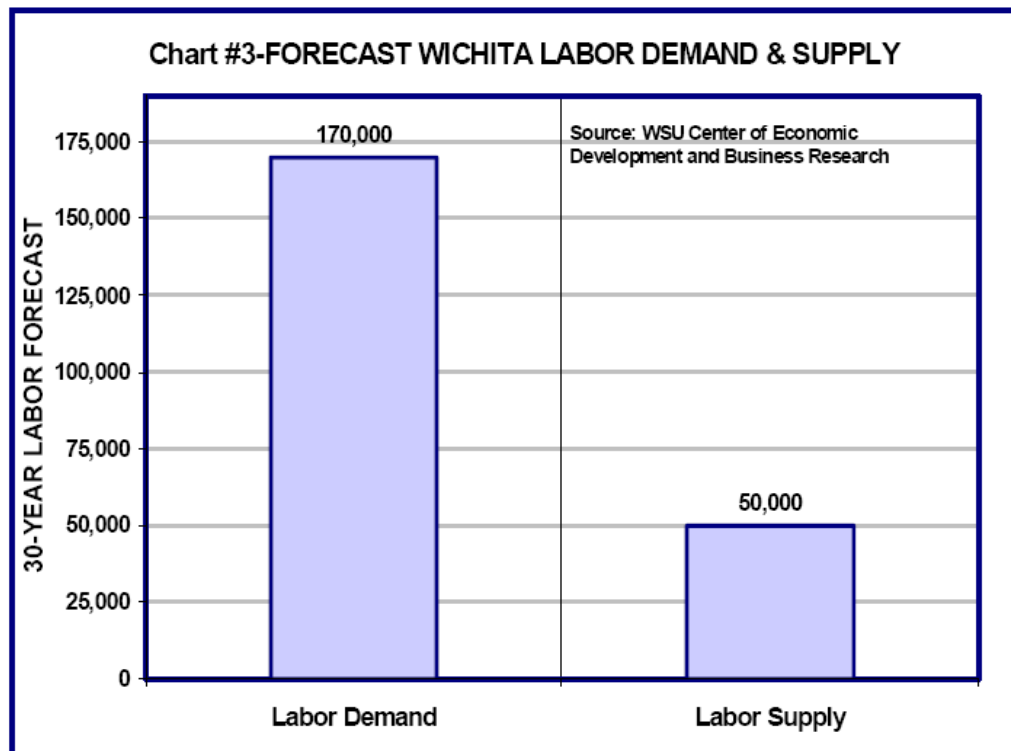
The greatest challenge for starting and expanding a neighborhood business is access to investment capital. Fran Jabara, a former professor at the Barton School of Business at Wichita State University and a merchant banker who operates Jabara Ventures, says, “in the very early stages of a business -- the concept stage -- entrepreneurs have to seek start-up money on their own because there are too many things that can go wrong. The concept may fail before it even gets started and those who invested may lose their money.”

“Even if a person had other net worth and went to a bank -- a lot of banks are reluctant to invest in an early stage start-up,” Jabara says. “And Wichita is just not large enough to have a (venture capital firm). There is some venture capital to be had in Wichita. Finding access to it, however, is the trick.”

Skilled Workers and the Labor Gap

Since the year 2000 Wichita’s population growth rate has been half that of the United States. Current research indicates that low-skilled employees will relocate for employment opportunities. However, high-skilled employees are more selective and choose locations with significant amenities. Wichita has exhibited a relatively slow growth rate for low-skilled job opportunities, but a healthy growth in high-skilled job opportunities.

A lack of available skilled workers has resulted in a number of unfilled positions. A critical challenge for Wichita's future will be the ability to transform low-skilled workers into the high-skilled workforce desired by the aircraft manufacturers and other durable goods industries. The Visioneering Wichita Plan (2004) includes labor demand forecasts by the WSU Center of Economic Development and Business Research illustrating the jobs and labor supply gap. Current projections forecast that the Wichita MSA demand for labor will require more than 170,000 additional jobs over the next 30 years. However, based on current trends and conditions, the forecasted supply of labor will only support the addition of 50,000 jobs or 1,667 jobs per year (see Chart #3 from the Visioneering Wichita Plan included below).



Education Levels

According to the Wichita State University 2006 demographic update, 25% of residents living in the core areas do not have a high school diploma. The percentage in the suburban areas is 10% and lower. This disparity in education level of individuals living in the NRA poses a barrier to employment opportunities and affects quality of life.

Racial Harmony

Racial diversity, opportunity and harmony have been issues in the city of Wichita for many years. The City has taken action to encourage small businesses to participate in the Emerging and Disadvantage Business Enterprise Program. Many other organizations have also taken steps to increase harmony in the community. Visioneering Wichita conducted a survey in 2006 that measured the perceptions of racial opportunities and harmony issues in social interaction, jobs and education and serves as a baseline to measure progress in racial harmony. The survey index is 100 with 50 being neutral. The overall racial opportunity and harmony index is 56.8.

1950 - 1960 Housing Stock and Related Impacts

The 2000 Census indicates that the majority of Wichita's housing units were constructed in the decades from 1950 to 1970, with a median age of 1964 (see the table below). The structural condition of many of the homes constructed in the 1950s and 1960s is relatively good. However, the configuration, sizes, and lot sizes make many of the structures functionally obsolete for today's families. As a result of the lack of demand for the structure type and the abundance of supply, prices for these homes have declined.

Structure Age of Housing Stock in Wichita

	Wichita, Kansas
Total:	152,050
Built 1999 to March 2000	4,305
Built 1995 to 1998	9,518
Built 1990 to 1994	9,196
Built 1980 to 1989	20,955
Built 1970 to 1979	21,767
Built 1960 to 1969	16,165
Built 1950 to 1959	34,201
Built 1940 to 1949	17,677
Built 1939 or earlier	18,266
Median Year Built	1964

Source: US Census 2000 Tables H35 and H34

Efforts to reconfigure and adapt the 1950s and 1960s housing stock to meet current needs, are further complicated by the significant costs to update these homes, which is often more expensive than buying a new one. Not only are reconstruction efforts usually prohibitively expensive, but financing is often difficult to obtain for small house projects in aging portions of the City. Furthermore, entire blocks would need to be revitalized at the same time in order for property owners to fully realize returns on their significant investments.

Housing Conditions

The 2000 Census indicates that Citywide there are 152,119 housing units in the City of Wichita of which 56.76% are more than 35 years in age. The City of Wichita Office of Central Inspection reported in 2006, approximately 12,000 substandard rental units, and an additional 7,000 substandard owner-occupied homes existed within the City. In the same year, the Wichita Office of Central Inspection has identified approximately 600 boarded up properties as neglected building cases.

CHDO Capacity

The City of Wichita partners with Community Housing Development Organizations (CHDOs) by providing HOME program subsidies to rehabilitate and replace housing units, but the capacity of these organizations and subsidy limitations only produce approximately 30 replacement homes per year. This is quite small in comparison to the number of redevelopment opportunities in the NRA.

Aging Infrastructure

Areas of the City where the housing stock is dilapidated and losing value are also faced with issues related to aging infrastructure or lack of infrastructure. The combined factors of rising material and labor costs, coupled with lower assessed values for these properties, has added additional strain on City resources to provide public infrastructure in the distressed portions of the city.

Perceptions

Perceptions of high crime and poor schools also present a challenge to attracting and retaining residents in the NRA, even though the realities are not nearly so dire.

VII. PROGRAMS AND INCENTIVES

One of the City's foremost concerns is to help address and meet the needs for services that are lacking in neighborhoods identified for revitalization, services that include: affordable housing, jobs, and financing capital. To address these needs the City of Wichita has developed programs and incentives from a comprehensive list of sources and made available to geographical areas designated as "City-Wide", "Redevelopment Incentive Area (RIA)", "Neighborhood Revitalization Areas (NRA)" and the "Local Investment Areas (LIA)". The programs and incentives that are provided to eligible recipients include the following:

Industrial Revenue Bonds (IRB) (City-Wide)

- Finance acquisition and construction of a broad variety of industrial, commercial and industrial properties.
- Governmental entity to act as the "issuer" of the bonds and provide low-cost financing for qualified projects.
- Property and services acquired with the proceeds of the IRBs are eligible for sales tax exemption.
- Income earned on all IRBs issued in Kansas is exempt from all State taxes except inheritance taxes. The income earned on IRBs issued for manufacturing facilities, facilities owned by 501 (C) corporations, low-income multifamily housing projects, and single-family mortgages are also exempt from federal income taxation.

Tax Abatement (IRB) (City-Wide)

- Property taxes may be abated up to 10 years for new improvements to real property and for newly acquired items of personal property used by an eligible business in connection with an expansion or relocation of the business' operations in Wichita.
- Requires use of IRBs.
- Land and existing buildings are not generally eligible for property tax abatement. Existing buildings within the City of Wichita will only be considered for tax abatement if the building has been vacant for at least three years and is acquired by a party not related to the previous owner.
- The term of tax abatement on real property improvements under this Policy shall be for an initial term of five years, plus an additional five years subject to review and approval of the City Council and/or Board of County Commissioners at the end of the initial term.

- Location Premium: Businesses in the City of Wichita will be encouraged to locate and /or expand within the Neighborhood Revitalization Areas of the city. To foster such action, businesses may receive additional recommended tax abatement equal to 20% for locating in the Neighborhood Revitalization Area.

EDX Abatement (City-Wide)

- Limited to expanding manufacturing, research & development and warehouse & distribution businesses that create or retain jobs.
- Otherwise, same terms and conditions as IRB tax abatements
- Does not require IRBs.

Tax Increment Financing (TIF) (City-Wide)

- Redevelopment financing tool used to fund the costs of public infrastructure and other eligible improvements related to redevelopment of blighted or declining areas.
- The portion of taxes representing the “tax increment” is paid to the City to cover eligible redevelopment costs; the taxes based on the “base year” valuation go to the City, County, School District and State, the same as all other property taxes.
- Uses increased taxes derived from redevelopment of property in a redevelopment district to pay for certain improvements in conjunction with the redevelopment project.
- Proceeds can only be used to pay eligible costs including: public infrastructure, land acquisition, demolition, relocation, street, sidewalks, public parking, etc.

SBA Microloan Program (City Wide)

- Loan maximum up to \$35,000.
- Business applicant must meet the SBA definition of a small business.
- Less restrictive lending requirements available on some loans.

Neighborhood Revitalization Area (NRA) Tax Rebate Program

- Receive up to a 95% five-year rebate on increased taxes actually paid, as result of new construction or rehab project in NRA.
- Requires a minimum investment of \$10,000 in the rehab or construction project.
- Available for: Non-residential property owners or owner/occupants; Single-family dwellings; Multi-family dwellings; Commercial/industrial properties.
- Tax rebates apply to increased taxes actually paid on the improved value of a property.

Facade Improvement Program (NRA)

- Enhance visual aesthetics of downtown area via owners or tenants renovating or restoring building facades.
- Very low cost loan financing combined with a forgiveness provision for a portion of the loan.
- For non high-rise buildings, the City assistance also includes a five-year forgivable loan up to 25% of the project cost, if the owner maintains the facade.

- The maximum City of Wichita assistance (forgivable loan) is \$10,000 (or 25% of the total project cost, whichever is lower) for one facade. Up to \$30,000 (or 25% of total project costs, whichever is lower) is available for a corner building with two visible facades. The owner is required to finance the remaining 75% of facade improvement through 15-year special assessment against the real property.

Permit Fee Waiver (City-Wide)

- The Office of Central Inspections may waive building permit fees on new residential (one- & two-family) construction and remodeling over \$10,000 located within the Neighborhood Revitalization Areas.

Redevelopment Infill Waiver and/or Modification Consideration (City-Wide)

- Waiver and/or modification of fees for properties exhibiting some or all of the following characteristics:
 - Inclusion within the corporate limits of the City of Wichita prior to 1970.
 - Potential public benefits relating to the redevelopment or infill of urban properties.
 - Absence or inclusion of adjoining properties in a benefit district at the time of development.
 - Potential overriding public benefits as in preservation of public health through provision of a public water supply in cases of groundwater contamination.
- Primarily intended for residential property.
- Must apply and be approved for the program.

Water/Sewer Tap and Plant Equity Fee Waiver (NRA)

- Fees are waived for new single-family construction projects undertaken within the boundaries of the Neighborhood Revitalization Areas.

Special Assessment Financing for Asbestos and Lead Paint Management (City-Wide)

- Allows special assessment financing to pay for abatement of asbestos and lead paint in privately owned commercial buildings.
- Allows for affordable means for building owners to deal with the hazardous materials so their existence does not impede redevelopment of Wichita buildings.
- City pays for abatement of the hazardous materials up front, and property owner repays cost over a 15-year period in annual or semi-annual payments.

Permit Fee Waiver (NRA)

- Waiver of septic system permit fee for residential areas without public services that need septic system, located in the Neighborhood Revitalization Areas.

Special Assessment Hardship Deferral Program (City Wide)

- Low-income property owners are eligible for special assessment payment deferral.
- Deferrals are eligible for use on single-family residences located anywhere within City limits.
- Available only for owner occupants of the property assessed. Parcel cannot exceed two acres in size, and must be a single building site.

- Annual principal and interest on the assessments must be in excess of one percent of owner's annual income and appraised value of the home of applicant cannot exceed the current median home value for existing homes.
- Hardship deferrals are reviewed annually for eligibility; thus property owners must re-apply for each year a deferment is sought.
- Hardship deferrals can be granted indefinitely and do not have to run concurrently.
- Special assessments are considered outstanding debt until all obligations are met. And if the property is sold, all special assessments (principal and interest) become due and payable.

HOME 80 for First Time Homebuyers (RIA and LIAs)

- HOME Investment Partnership Program (HOME) funds may provide financial assistance for down payments and closing costs for first-time homebuyers purchasing new or existing homes located in the City's Redevelopment Incentives and Local Investment Areas.
- Assistance is also available to assist first time homebuyers with property improvements to extend the value of existing home purchases.

Housing Development Loan Program (RIA and LIAs)

- HOME Investment Partnership funds are available for the development of affordable residential housing in the City's Redevelopment Incentive Area and Local Investment Areas.
- Projects include new construction or rehabilitation of single family, owner occupied properties.
- HOME funds are provided in the form of interest-bearing loans or advances, no-interest – bearing loans or advances, interest, subsidies consistent with the purpose of HOME, or deferred payment loans.

Neighborhood Improvement Services (NIS) Programs (City-Wide, NRA and LIA)

- Home Repair Program is designed to provide financial assistance to eliminate code violations in residential dwellings.
 - Emergency Assistance (City Wide): Provides eligible households with income of 50% of the area median, financial aid to resolve an emergency situation affecting the health and /or safety of the recipient's household. Assistance is a 0% interest loan, which will be forgiven if the recipient remains owner-occupant of the property for five years. The maximum amount of assistance is \$5,000.
 - Paint Grants (RIA or LIA): Provides up to \$150 for exterior paint to eligible property owners.
 - Exterior Repair Grant: Provides a \$5,000 grant to eligible owner occupants, located within special targeted areas for exterior structural improvements. Special target areas are identified as areas that are receiving major investments.

Deferred Loan Program (LIA)

- Provides assistance up to \$35,000 for complete rehabilitation of an owner-occupied residential unit.

- Provides an interest free loan, which decreases the principle by 10% each year for 5 years.
- The balance is due and payable upon transfer of ownership.
- Household income cannot exceed 50% of HUD's area median income guidelines.

Direct Loan Program (LIA)

- Maximum amount of assistance is \$35,000 to bring the property into compliance with the Minimum Housing Code.
- The term may be up to 20 years.
- The rate for households that do not exceed 50% of area median income is 0%.
- The rate for households that do not exceed 80% of area median income is 4%.
- The rate for households that exceed 80% of area median income is 9%.

Home Improvement Loan Program (RIA or LIA)

- Partnerships have been developed between local banks and the City.
- Provides rehabilitation loans as low as 2% to households with income of 80% of area median.
- The term may be up to 10 years.

Historic Preservation Tax Credits (City-Wide)

- Buildings listed on the Kansas State or National Register may receive state and federal tax credits.
- State tax credit may be equal to 25% of qualified rehabilitation expenses (expenses must exceed \$5,000).
- Federal tax credit may be equal to 20% of qualified substantial rehabilitation expenses.

Historic Revolving Loan Program (NRA or 1919 City Limits)

- Community Development Block Grant funds may be used for preservation, restoration, and rehabilitation of historically and architecturally significant residences, that are owner occupied, located within the city of Wichita.
- Property must be designated and listed as a landmark on the local, state, or national historic register; be a contributing structure in a residential district; or be within the 1919 city limits.
- The property condition must meet the HUD definition of "addressing slum or blight on a spot basis" or be located in an area designated as "slum and blighted."

Historic Deferred Loan Program (NRA or 1919 City Limits)

- The structure must meet the guidelines of the Historic Revolving Loan Program.
- The owner must occupy the single-family residence and household income must not exceed 80% of area median income, and not qualify for monthly installment loans due to credit problems or not possess the ability to repay a loan.
- The borrower will not be required to repay the amount of the loan during the borrower's lifetime as long as the borrower remains the owner of the residence.

Rental Rehab Loan Program (LIA)

- Provides 4% loans to eligible owners of rental property.
- Properties must be residential, containing 1 to 7 units.
- Tenants household income cannot exceed 80% of area median income.

Community Development Block Grant (CDBG)

- The City Council may select a special project to receive CDBG funding.
- CDBG funding may be in the form of a loan, grant or loan guaranty as determined by the City Council.

VIII. ECONOMIC EMPOWERMENT

Strategy and Implementation Plans

The City of Wichita promotes the revitalization of individual neighborhoods within the Neighborhood Revitalization Plan area by working with the established neighborhood and business associations to develop neighborhood and area plans that identify a vision for the area and the steps needed to realize it. Each plan contains customized economic development strategies and implementation guidelines specific to each neighborhood.

21st Street North Corridor Revitalization Plan (2004): The 21st Street Plan Area consists of a 2.6 square corridor that crosses through multi-cultural communities and contains a high percentage of deteriorated structures. The 21st Street Plan identified the need to create an organizational network for economic revitalization known as the 21st Street North Corridor Coordinating Committee. The committee coordinates the revitalization and development of the corridor. Members from the 21st Street Coordinating Committee are also working together to form a community development corporation (CDC) that will act as the primary implementation partner in developing a business improvement district (BID) and an industrial development corporation (IDC) to assist in planning new business and industrial development.

The 21st Street Plan envisions the creation of the International Marketplace District and 21st Street Mercado. These developments will enhance the economic vitality of the area in a way that highlights its unique cultural assets. The City of Wichita is currently working with the 21st Street Business Association and 21st Street CDC to develop the marketing plan and image for the District. The District and Mercado will be special destinations in the Wichita Area, providing opportunities for multicultural events that will highlight the area's cultural identity.

The Central Northeast Area Plan Update (2005): Over the past 10-15 years, the neighborhoods in the Central Northeast Area have witnessed some stabilization of adverse conditions that existed in the 1980s. However, the trends that have negatively affected the neighborhood continue to be manifest. These trends include depopulation, a reduction in the total number of households, an increase in vacancies, and a decrease in owner-occupied homes.

The Plan Update recognizes the need for the development of a small business incubator program to encourage new neighborhood-serving business to locate in the Central Northeast Area. Marketing potential business sites within the targeted areas in partnership with agencies and non-profit organizations will stimulate business growth and job creation.

Local businesses are encouraged to join the 21st Street Business Association to help promote business awareness and development. The Central Northeast Area Plan Update identifies the need for local businesses to work together to develop and promote a “Shop Local” campaign to raise awareness about the need to support area businesses.

Delano Neighborhood Revitalization Plan (2001): The Delano neighborhood is one of the oldest and most well established neighborhoods in the city of Wichita. Once known for its quality of life and thriving businesses, the area faced increasing pressure from outlying areas, changes in business and demographics in early 2000. Stores closed; others were replaced with “thrift” and discount stores. Declining home ownership and quality of housing combined with excessive industrial and commercial zoning, caused many resident to worry about the fate of the area.

In early 1999, the Delano Neighborhood Association, the Delano Business Association and the Delano Clergy Association developed a partnership -- referred to as the 3D -- to focus on improving the neighborhood. The partnership set the following objectives:

- Introduce special zoning to preserve the character and charm of designated historic homes and other significant building in the area.
- Create a world-class multi-use neighborhood village, taking strategic advantage of proximity to Exploration Place, the Arkansas River, Downtown and the Museum District.
- Improve business opportunities along Douglas and Seneca by enhancing building storefronts/facades and completing all street improvements proposed for this area.
- Establish a business improvement district (BID) that will address beautification, landscaping and pedestrian amenities, services such as litter control or security, maintenance of sidewalks and other public areas, parking, planning and design, and promotions, events and activities.

Today the Delano Neighborhood is a regional destination with boutique stores and unique dining experiences. The once vacant storefronts have been revitalized through the development of larger sidewalks and pedestrian zones that allow shoppers to stroll through the shopping district. Traffic has been slowed through the reduction of four-lanes to two traffic lanes and ample angled parking.

Midtown Neighborhood Plan (2004): Historic Midtown is an established residential community with public gathering places and thriving businesses in the heart of Wichita. Many of the large Victorian houses and smaller frame bungalows in Historic Midtown have been restored. These houses are occupied by a variety of cultures and the designs and decorations speak to this diversity and eclectic flavor. Viable Asian and Hispanic food markets sit next to American-style commercial establishments and specialty shops.

Historic Midtown Association encourages neighborhood-serving businesses by conducting market feasibility studies and, if appropriate, preparing marketing plans. Plan strategies include:

- Promote mixed-use opportunities along 13th and Broadway by identifying areas suitable for mixed-use development.
- Encourage Midtown businesses to employ Midtown residents by raising awareness of the benefits of hiring locally, as well as of the skills-base and qualifications of workers.

- Involve businesses in decision-making process related to Capital Improvement Projects with the aim of minimizing disruption of business activities.
- Create and staff a business relocation and assistance task force, to assist companies wishing to consolidate and/or relocate from elsewhere in Wichita.
- Identify incentives, sites and other information while encouraging the neighborhood to maintain a strong neighborhood employment base.

South Central Neighborhood Plan (2006): For decades, the South Central Neighborhood was almost exclusively a residential neighborhood, with some small, predominately neighborhood-serving, businesses located primarily along major streets and a few industrial businesses located along rail lines. The residential areas were almost fully developed prior to World War II, while the remainder of the housing was constructed in the south end of the neighborhood during the post-World War II housing boom.

The South Central Steering Committee was formed to develop the plan. Through surveys and assessments the committee recognized that the neighborhood businesses lack variety. Used car lots, motels, and bars are common in the neighborhood. The neighborhood lacks local market-serving businesses, specialty shops, and medical and professional offices. Many businesses struggle to remain open and several properties are underutilized.

The committee has identified the following neighborhood goals:

- Improve the mixture of businesses in the neighborhood to provide convenient goods and services to residents, and job opportunities that will assist with improving the neighborhood's quality of life.
- Improve the buffer between businesses and residential areas to reduce nuisances that detract from quality of life.

The implementation plan focuses on new business development by strengthening the South Central Improvement Alliance to recruit new businesses and support the expansion of existing businesses. The Plan further prepares to utilize the existing community development corporation to promote business assistance programs that will attract new businesses.

Downtown Arena Neighborhood Redevelopment Plan (2007): The impending construction of a 15,000-seat sports and entertainment arena in an underutilized area of downtown Wichita is expected to serve as a catalyst for economic revitalization of the downtown area. To ensure that the economic development in this area has the best impact and meets community needs, the City of Wichita is sponsoring the development of a redevelopment plan that calls for various infrastructure improvements and amenities that will encourage a healthy mix of economic activities in the area, including mixed-income residential developments, offices, retail and entertainment establishments.

Economic Development Partnerships

The City of Wichita encourages the development of partnerships with economic development organizations and the neighborhood groups to accomplish economic development goals. Some of the community organizations include the following:

Wichita Chamber of Commerce

350 West Douglas
Wichita, KS 67202
Phone: (316) 265-7771
e-mail: <mailto:info@wichitachamber.org>

Greater Wichita Economic Development Coalition

350 W. Douglas
Wichita, KS 67202
Phone: 316.268.1133
FAX: 316.265.7502
e-mail: info@gwedc.org

Wichita Downtown Development Corporation

507 E. Douglas
Wichita, KS 67202
Phone: (316) 264-6005
FAX: (316) 264-0869
e-mail: ed@downtownwichita.org

South Central Kansas Economic Development District

150 N. Main
Suite 100
Wichita, Kansas 67202
Phone: (316) 262-7035
FAX: (316) 262-7062

Wichita State University Center for Economic Development and Research

1845 Fairmount
2nd Floor, Devlin Hall
Wichita, KS 67260-0121
Phone: (316) 978-3225
FAX: (316) 978-3950
e-mail: cedbr@wichita.edu

Kansas Department of Commerce

Kansas Department of Commerce, Topeka Office
1000 S.W. Jackson Street, Suite 100
Topeka, Kansas 66612-1354
Phone: (785) 296-3481
Fax: (785) 296-5055
Kansas Department of Commerce, Wichita Office
South Central Kansas Regional Business Development Office
150 N. Main
Suite 100
Wichita, Kansas 67202

Wichita State University Small Business Development Center

Metropolitan Complex

1845 Fairmount, Campus Box 148

Wichita, KS 67260-0148

Phone: (316) 978-6621






FAX: (316) 978-3647

e-mail: marcia.stevens@wichita.edu

XI. MEASURING IMPACT

Two major initiatives, Visioneering Wichita and Transforming Wichita (described in Chapter VII) initiated new methods of measuring community progress. The Visioneering Wichita process measures the impact through community benchmarks established during the creation of the document. The benchmarks measure various aspects of the quality of life in Wichita, from education to economic development.

The City's Transforming Wichita initiative developed, and the City Council adopted goals and indicators that provide measures for managing results. Listed on the next page are the adopted goals and selected performance measures/indicators that measure the City's impact the Neighborhood Revitalization Areas.

Goal	Definition	Indicators
	Core area and neighborhood entails supporting clean, safe, connected, and growing neighborhoods and supporting downtown as a place of commerce, recreation and living.	<ul style="list-style-type: none"> ○ Increase and sustain neighborhood vibrancy citywide ○ Increase sense of community, neighborhood involvement and satisfaction ○ Continued revitalization of the core area
	Economic Vitality and Affordable living address the economic condition of the City. These entail successful businesses, a large inventory of jobs, comparable wages, favorable economic atmosphere with affordability an access, etc.	<ul style="list-style-type: none"> ○ Improve availability, quality and diversity of jobs ○ Sustain affordable living ○ Partner with economic development and affordable living stakeholders
	Efficient Infrastructure involves the tangible assets of the City; including but not limited to: air, water, buildings, streets, bridges, highways, railroads, runways, parking lots, pedestrian systems, bikeways, open spaces, transit systems, utilities, etc.	<ul style="list-style-type: none"> ○ Maintain safe and dependable transportation systems ○ Provide reliable, compliant and secure utilities ○ Maintain and optimize public facilities and assets
	A high quality of life means a safe, vibrant, diverse community with affordable opportunities for it's citizens to pursue a healthy and prosperous lifestyle through quality jobs, education, recreation, entertainment, arts, and cultural experiences.	<ul style="list-style-type: none"> ○ Citizens are retained in the community ○ Citizens are satisfied with the quality of life ○ Citizens receive a positive return on all their quality of life investments
	The safe and secure Community Goal seeks to increase safety from crime, increase medical emergency safety, reduce the effects of fires and ensure citizens actual and perceived safety.	<ul style="list-style-type: none"> ○ Maintain and/or improve response times and the crime rate ○ Improve environmental health and community safety ○ Maintain and improve citizen perception of public safety

The following are the performance measures established for the City's CDBG, HOME, and economic development programs that impact the NRAs.

CDBG Performance Measures

	Goal (Focus Area)	City-wide Indicator	Performance Measure Description	Comments				
				2008 Actual	2009 Actual	2010 Target	Bench-mark	
Customer Service	Economic Vitality & Affordable Living	Sustain affordable living	# of low-income Households assisted through the Home Repair/Emergency Repair Program	389	351	315	315	This measure depicts the # of low-income households assisted per year under the Home Repair/Emergency Repair Program. Based on the City's initiative to provide assistance to low-income homeowners that are in the Environmental Courts, Neighborhood Improvement Services will make every effort to assist a minimum of 5 owner/occupant households that are in the court system and are approved to participate in the Code Diversion Program.
	Economic Vitality & Affordable Living	Sustain affordable living	# of Units of Output for the Home Repair Paint program	186	169	172	125	This measure depicts the # of housing units that receive Home Repair/Paint program assistance each year. This program is an essential part of the Stop Blight initiative.
Customer Service	Core Area & Neighborhood	Increase and sustain neighborhood vibrancy citywide	# of Neighborhood Cleanups per year	18	14	10	10	This measure depicts the # of neighborhood cleanup events per year. Out of the total number of cleanups, 2 will be performed within the Beat 44 area to assist the Police Dept with their efforts to remove blighting influences from a high crime area.
		Enhance Citizen Involvement	Neighborhood Cleanups # Volunteers	472	398	500	500	This measure tracks the # of citizens involved in neighborhood cleanups. Through these cleanups citizens enhance the quality of life of the City and enhance citizen involvement.

CDBG Performance Measures Continued

	Goal (Focus Area)	City-wide Indicator	Performance Measure Description	Comments				
				2008 Actual	2009 Actual	2010 Target	Bench-mark	
Customer Service	Economic Vitality Affordable Living	Improve availability, quality and diversity of jobs	Continue to fund the Summer Youth Employment Program – Encourage expansion of support	159	143	195	175	Provide CDBG funds to support the Summer Youth Employment Program for income eligible City of Wichita youth, and encourage service providers to identify alternate sources of support to expand the service.
	Core Area & Neighborhood	Increase and sustain neighborhood vibrancy city-wide	Continue to fund Infrastructure, including park Improvements as directed by the City Council	3	1	4	See Comments	The City Council makes decisions annually, as to the allocation of CDBG funds for infrastructure and park improvements to benefit low to moderate income eligible areas.
	Safe & Secure Community	Maintain and/or Improve citizens perception of safety	Continue to provide funding for Women's Services	3,333	487	4,475	2500	Provide CDBG and ESG funds to support shelters for women and children experiencing domestic violence.

HOME Program Performance Measures

	Goal (Focus Area)	City-wide Indicator	Performance Measure Description	Comments				
				2008 Actual	2009 Actual	2010 Target	Bench-mark	
Customer Service	Economic Vitality & Affordable Living	Sustain Affordable Living	Percentage of assisted homebuyers moving from tenant status to homeownership status.	100%	100%	100%	100%	One goal of NRA programs is to increase homeownership among low-mod income families and to increase homeownership in the City's Targeted Areas.
	Economic Vitality & Affordable Living	Sustain Affordable Living	Dollar increase of assessed property value added to tax rolls as a result of HOME-funded housing development activities.	\$3,256,600	\$1,971,100	\$1,380,000	\$1,380,000	Increase in assessed value of property reflects increased property values in targeted areas, and potential for increased tax revenue. Measure is based on number of units forecasted to be constructed during the program year, through CHDO Set-Aside, Boarded-up HOME Program, and Housing Development Loan Program.
	Economic Vitality & Affordable Living	Sustain Affordable Living	Percentage of affordable housing opportunities provided to individuals/families with incomes below 60% of median	83%	84%	40%	40%	Although the HOME Program assists families and individuals with incomes up to 80% of median, this measure provides information regarding the number of families assisted that are at 60% or less of median income. Includes HOME-assisted rental units currently under affordability agreements.
	Core Area and Neighborhood		Number of housing development projects addressing dilapidated houses	5	1	4	4	Measure reflects HOME Program's ability to work with other City initiatives such as StopBlight, in an effort to remove/replace blighted housing.

HOME Program Performance Measures Continued

	Goal (Focus Area)	City-wide Indicator	Performance Measure Description	Comments				
				2008 Actual	2009 Actual	2010 Target	Bench-mark	
Customer Service	Economic Vitality & Affordable Living	Sustain Affordable Living	Income Certifications completed within 30 days of the date of receipt of the application.	100%	100%	90%	90%	Measure of efficiency and timeliness in the processing of applicant files for homebuyer assistance program.
Financial Management		Improve Financial Management	Private Sector Leveraging of HOME Program Resources (Dollars of private sector financing per dollar of HOME funds, related to homebuyer purchase transactions.	4:1	5:1	4:1	4:1	Measure reflects HOME Program's ability to leverage private sector investment, with respect to its homebuyer projects.

Economic Development Performance Measures

Goal (Focus Area)	City-wide Indicator	Performance Measure Description	Comments				
			2008 Actual	2009 Actual	2010 Target	Bench-mark	
Economic Vitality & Affordable Living	Partner with economic development and affordable living stakeholders	# of alliances developed and maintained with econ development orgs	7	7	7	7	Alliances include the following organizations/entities: GWEDC, REAP, Visioneering Wichita, KWTC, WTC, WDDC, and KEDA, member of intergovernmental TIF Review Team
Economic Vitality & Affordable Living	Improve availability, quality, and diversity of jobs	# of incentive projects processed	45	18	3	50	Neighborhood Revitalization Area Tax Rebates
Core Area and Neighborhoods	Revitalize Core Area	# of core/downtown projects facilitated	3	3	5	10	New projects facilitated in Old Town and downtown
Core Area and Neighborhoods	Increase and sustain neighborhood vibrancy citywide	# of neighborhood redevelopment projects underway	N/A	2	3	5	Implementation of existing neighborhood plan projects underway or completed during the year

The following indicators measure quality of life in the Neighborhood Revitalization Areas. Improvements to the NRAs will result in lower occurrences of these indicators.

Neighborhood Revitalization Area Indicators

Fires	Wichita	NRAs	% NRA to Wichita
Total 2000 Population	344,284	84,086	24.4%
2006 Structure Fires	595	216	36.3%
Structure Fires /1,000 Pop.	1.73	2.57	148.6%

Property Crime	Wichita	NRAs	% NRA to Wichita
Total 2000 Population	344,284	84,086	24.4%
2006 Property Crimes	65,081	25,965	39.9%
Property Crime /1,000 Pop.	189.03	308.79	163.4%

Personal Crime	Wichita	NRAs	% NRA to Wichita
Total 2000 Population	344,284	84,086	24.4%
2006 Personal Crimes	18,202	7,679	42.2%
Personal Crime /1,000 Pop.	52.87	91.32	172.7%

Environmental Cases	Wichita	NRAs	% NRA to Wichita
Total 2000 Population	344,284	84,086	24.4%
2006 Environmental Cases	2,029	1,022	50.4%
Environmental Cases /1,000 Pop.	5.89	12.15	206.2%

Dangerous Building Cases	Wichita	NRAs	% NRA to Wichita
Total 2000 Population	344,284	84,086	24.4%
2006 Dangerous Building Cases	179	148	82.7%
Dangerous Building Cases /1,000 Pop.	0.52	1.76	338.5%

Active Housing Cases	Wichita	NRAs	% NRA to Wichita
Total 2000 Population	344,284	84,086	24.4%
2006 Active Housing Cases	3,748	2,296	61.3%
Active Housing Cases /1,000 Pop.	10.89	27.31	250.8%

Condition of Dwelling Units	Wichita	NRAs	% NRA to Wichita
Total 2000 Population	344,284	84,086	24.4%
2006 Poor, Very Poor & Unsound Units	4,568	3,782	82.8%
Poor to Unsound Units /1,000 Pop.	13.27	44.98	339.0%

The map on the following page shows where City of Wichita Capital improvement Program projects are scheduled to take place over a ten-year period from 2005 through 2014 within the NRA's. The tables that follow the map are a detailed listing of those projects by project type for each of the NRA's. They give additional information regarding location, cost, and estimated completion date.

NRA Boundaries and Location of Capital Improvement Program Projects

Legend

- Neighborhood Revitalization Areas
- Buildings, Bridges, Park, Intersections, etc.
- Street, Water, Sewer and Drainage Lines, etc.
- Railroads
- Wichita City Limits

The map displays the city of Wichita, Kansas, with various streets and landmarks. The Neighborhood Revitalization Areas (NRA) are outlined in red dashed lines, and the Capital Improvement Program Projects are marked with brown dots. The map includes a legend, a north arrow, and various street names. The NRA areas are located in the central and eastern parts of the city, including areas around the downtown core and the airport. The capital improvement projects are distributed throughout the city, with a higher concentration in the central and eastern areas. The map shows a grid of streets, including major highways like I-235 and I-135, and the Missouri Pacific Railroad. The legend identifies the symbols for Neighborhood Revitalization Areas, Buildings, Bridges, Park, Intersections, etc., Street, Water, Sewer and Drainage Lines, etc., Railroads, and Wichita City Limits.

CORE AREA				
PROJECT TYPE	PROJECT TITLE	PROJECT AMOUNT	COMPLETION YEAR	PROJECT DESCRIPTION
Arterial	9 th , I-135 to Hillside	\$4,000,000	2012	Reconstruct street/streetscape
Arterial	13 th /Broadway	\$2,435,000	2005	Intersection – left turn lane
Arterial	13 th /Mosley	\$1,700,000	2005	Intersection – left turn lane
Arterial	13 th , I-135 to Hillside	\$4,050,000	2012	Reconstruct/Widen
Arterial	17 th , Broadway to I-135	\$6,850,000	2008	Reconstruct/Widen
Arterial	17 th /Hillside	\$1,200,000	2006	Intersection – left turn lane
Arterial	21 st , Broadway to I-135	\$2,895,000	2011	Reconstruct/Widen
Arterial	Sidewalk/Wheelchair Ramp *	\$5,000,000	Ongoing	Construct/Repair sidewalks & wheelchair ramps
Arterial	Dewey, Main to Broadway	\$370,000	2005	Reconstruct street
Arterial	Emporia, Kellogg to Lewis	\$600,000	2009	Resurface/Heavy Rehabilitation
Arterial	Harry/McLean	\$990,000	2004	Intersection – left turn lane
Arterial	Harry, K-42 to Meridian *	\$1,000,000	2006	Resurface/Heavy Rehabilitation
Arterial	Hillside, Kellogg to Central *	\$4,550,000	2004	Reconstruct/Widen
Arterial	ITS Traffic Improvements	\$4,505,000	2006	Traffic Signal upgrades
Arterial	Lincoln/McLean	\$850,000	2004	Intersection – left turn lane
Arterial	Main, Douglas to Murdock	\$2,300,000	2008	Two-way conversion
Arterial	McCormick, K-42 to Sheridan	\$1,365,000	2006	Relocate/Construct
Arterial	Meridian, Orient to Kellogg	\$4,650,000	2010	Reconstruct/Widen
Arterial	Mt. Vernon, Broadway to Ark River	\$1,170,000	2008	Reconstruct/Drainage repair
Arterial	Mt. Vernon, Broadway to S.E. Blvd	\$3,610,000	2009	Reconstruct/Widen
Arterial	Street Rehabilitation *	\$4,600,000	Ongoing	Street Repairs
Arterial	Traffic Signalization *	\$3,250,000	Ongoing	Install/Upgrade Traffic Signals
Arterial	West, Maple to Central	\$3,570,000	2007	Reconstruct/Drainage repair
Arterial	Neighborhood Improvements *	\$125,500,000	Ongoing	Infrastructure improvements
Bridges	11 th @ Drainage Canal	\$650,000	2005	Rehabilitate Bridge
Bridges	13 th @ Little Arkansas River	\$2,625,000	2009	Rehabilitate/Reconstruct Bridge
Bridges	15 th @ Drainage Canal	\$1,145,000	2006	Rehabilitate Bridge
Bridges	21 st @ Little Arkansas River	\$640,000	2008	Rehabilitate Bridge
Bridges	21 st @ St Francis	\$675,000	2004	Rehabilitate Bridge

CORE AREA				
PROJECT TYPE	PROJECT TITLE	PROJECT AMOUNT	COMPLETION YEAR	PROJECT DESCRIPTION
Bridges	25 th @ Little Arkansas River	\$300,000	2006	Rehabilitate Bridge
Bridges	29 th @ West Drain	\$760,000	2008	Replace Bridge
Bridges	Bridge Inspections *	\$200,000	Ongoing	Inspections
Bridges	Bridge Rehabilitation/Repair	\$2,900,000	Ongoing	Reconstruction/Rehabilitation
Bridges	Broadway @ E. Fork Chisholm	\$1,165,000	2011	Replace Bridge
Bridges	Grove @ Frisco Ditch	\$870,000	2008	Replace Bridge
Bridges	Lincoln @ Arkansas River	\$500,000	2007	Rehabilitate Bridge
Bridges	Murdock @ Little Arkansas River	\$1,050,000	2004	Rehabilitate Bridge
Storm Water	1 st N/2 nd N West Outfall	\$9,000,000	2005	Construct new storm sewer
Storm Water	Murdock, Wabash-Wichita Drain Canal	\$950,000	2004	Construct new storm sewer
Storm Water	Wichita Drainage Canal *	\$1,000,000	2010	Concrete repair
Storm Water	Kellogg, Mt. Carmel to Knight	\$560,000	2010	Enlarge existing storm sewer
Storm Water	Seneca at 2 nd N & 3 rd N	\$770,000	2009	Enlarge existing storm sewer
Storm Water	1 st N/2 nd N East Outfall	\$6,525,000	2010	Design new drainage outlet
Storm Water	Mt Vernon, Broadway to Ark River	\$110,000	2007	Drainage/Paving
Storm Water	Sheridan @ 2 nd N	\$310,000	2005	Install new storm sewer
Storm Water	West, Maple to Central	\$250,000	2006	Drainage/Paving
Park	Athletic Courts *	\$2,040,000	Ongoing	Remove, repair or construct
Park	Athletic Field Master Plan *	\$30,000	2005	Assess current Athletic Field resources
Park	Bike Path, Central/Waco to 15 th /Bdwy	\$780,000	2005	Design/Construct Bike Path
Park	Bikeway System *	\$1,200,000	Ongoing	Repair/Replacement
Park	Enhancement Projects *	\$10,400,000	Ongoing	Bike/Walking/Jogging Paths
Park	Fairmount Park	\$400,000	2004	Renovation
Park	Finlay Ross Park	\$300,000	2009	Renovation
Park	Grove Park	\$300,000	2009	Continued Renovations
Park	Heritage Square Park	\$150,000	2009	Site amenities and landscape
Park	Land Acquisition/Development *	\$3,350,000	Ongoing	Land acquisition and site development
Park	Naftzger Park	\$200,000	2009	Landscape improvements
Park	Park Facilities Renovation *	\$4,500,000	Ongoing	Renovation and development

CORE AREA				
PROJECT TYPE	PROJECT TITLE	PROJECT AMOUNT	COMPLETION YEAR	PROJECT DESCRIPTION
Park	Park Lighting *	\$1,000,000	Ongoing	Outdoor lights
Park	Parking Lots/Entries *	\$4,750,000	Ongoing	Development and Renovation
Park	Playground Rehabilitation *	\$750,000	Ongoing	Rehabilitation
Park	Rec Center HVAC Replacement *	\$135,000	2005	Replace heating/cooling/ventilating systems
Park	Regional Park Development *	\$7,650,000	Ongoing	Study for additional parks
Park	Sidewalks, Paths, Decks & Pads *	\$400,000	Ongoing	Infrastructure construction/repair
Park	Skate Park	\$350,000	2004	Construct
Park	Swimming Pool Refurbishment *	\$1,220,000	Ongoing	Rehabilitate and Repair
Park	West Douglas Park	\$450,000	2007	Renovation and Development
Public Facilities	Branch Library Parking Lots *	\$150,000	2009	Replace parking surfaces
Public Facilities	City Hall Building Control System	125,000	2012	Replace building control system
Public Facilities	City Hall Campus/Security Mods	\$100,000	2005	Modifications to interior and plaza
Public Facilities	City Hall Garage Repairs	\$500,000	2012	Required maintenance
Public Facilities	City Hall Parking Lot Repaving	\$150,000	2010	Repaving
Public Facilities	City Hall Roof Replacement	\$150,000	2006	South wing roof replacement
Public Facilities	CII Kennedy Plaza Renovation	\$300,000	2009	Repair pavement
Public Facilities	CII Phase II Renovations	\$1,250,000	2010	Upgrade facility
Public Facilities	CII Stage Equipment	\$805,000	2010	Replace stage equipment
Public Facilities	Convention Hall Loge Bleacher Seating	\$1,500,000	2004	Replace bleacher seating system
Public Facilities	Expo Hall Central Plant Study	\$15,000	2004	Energy Management study
Public Facilities	Expo Hall HVAC R&R	\$480,000	Ongoing	Replace heating/cooling/ventilating system
Public Facilities	Lawrence Dumont Stadium	\$775,000	2010	Repair/Replace playing surfaces
Public Facilities	National Guard Center	2,720,000	2005	Homeland Defense
Public Facilities	Property & Evidence Facility	\$675,000	2004	Relocation of facility
Public Facilities	State Office Building	\$200,000	2004	Building and Garage Roof
Public Facilities	State Office Building	\$200,000	2004	Tuck Point & Wet Seal
Public Facilities	City Facilities ADA Compliance *	\$1,500,000	Ongoing	ADA Compliance
Public Facilities	Library ADA improvements *	\$100,000	2005	ADA Compliance
Core Area	Downtown Parking Improvements	\$3,000,000	2006	Off-street and Structured parking

CORE AREA				
PROJECT TYPE	PROJECT TITLE	PROJECT AMOUNT	COMPLETION YEAR	PROJECT DESCRIPTION
Core Area	River Corridor Improvements	\$11,749,000	2006	Waterwalk
Sewer	Mains for Future Development *	\$20,000,000	Ongoing	Future development and annexation
Sewer	Nutrient Removal *	\$7,075,000	2012	Nutrient removal from waste water
Sewer	Plant Siting Studies/Land Acquisition *	\$1,000,000	2004	Locations for future facilities
Sewer	Replace/Rehab Plant Equipment *	\$250,000	2004	Replacement of equipment
Sewer	Security Enhancements	\$300,000	2004	Hardening security of the facilities
Sewer	Sewer Master Plan *	\$1,000,000	2010	Evaluation of existing facilities
Sewer	Riverside Sewer Rehabilitation	\$250,000	2004	Rehabilitation of sewer lines
Water	Arkansas, 16 th N to 20 th N	\$460,000	2005	Replace water main
Water	Arkansas, 29 th N to 37 th N	\$930,000	2006	Replace water main
Water	Harry, Seneca to Orient	\$200,000	2006	Install 12" water main
Water	West, Maple to Zoo	\$230,000	2006	Replace water main
Water	Automated Meter Reading *	\$2,000,000	2007	Technical improvements
Water	Mains for Future Development *	\$30,000,000	Ongoing	Infrastructure
Water	Mains for Replacement & Relocation *	\$35,000,000	Ongoing	Replace/Relocate mains
Water	Operating System Replacement *	\$500,000	2004	Water production
Water	Security Enhancements *	\$8,500,000	2006	Hardening security of the facilities
Water	Taste & Odor Control *	\$7,500,000	2004	Ozone treatment
Water	Treatment Residual Relocation *	\$1,000,000	2004	Basin improvements
Water	Water Master Plan *	\$1,000,000	2013	Updated every 5 years
Water	Water Supply Plan *	\$96,820,000	2011	Ensure water supply

* The total amount listed is the project total and must be expended for the City as a whole. Only a portion of the total would be utilized in the NRAs but determining a specific amount is not possible at this time.

HILLTOP				
PROJECT TYPE	PROJECT TITLE	PROJECT AMOUNT	COMPLETION YEAR	PROJECT DESCRIPTION
Arterial	Lincoln, Hillside to Oliver	\$1,200,000	2009	
Arterial	ITS Traffic Improvements	\$4,505,000	2006	Traffic Signal system upgrade
Arterial	Oliver, Harry to Kellogg *	\$3,675,000	2007	Reconstruct/Widen
Arterial	Street Rehabilitation *	\$4,600,000	Ongoing	Street Repair
Arterial	Sidewalk/Wheelchair Ramps *	\$5,000,000	Ongoing	Construct/Repair sidewalks & wheelchair ramps
Arterial	Traffic Signalization *	\$3,250,000	Ongoing	Install/Upgrade traffic signals
Arterial	Neighborhood Improvements *	\$125,500,000	Ongoing	Infrastructure improvements
Bridges	Bridge Inspections *	\$200,000	Ongoing	Inspections
Bridges	Bridge Rehabilitation/Repair *	\$2,900,000	Ongoing	Reconstruction/Rehabilitation
Park	Park Lighting *	\$1,000,000	Ongoing	Outdoor Lights
Park	Parking Lots/Entries *	\$4,750,000	Ongoing	Development and Renovation
Park	Playground Rehabilitation *	\$750,000	Ongoing	Rehabilitation
Park	Rec Center HVAC Replacement *	\$135,000	2005	Replace heating/cooling/ventilating systems
Park	Regional Park Development *	\$7,650,000	Ongoing	Study for additional parks
Park	Sidewalks, Paths, Decks & Pads *	\$400,000	Ongoing	Infrastructure construction/repair
Park	Bikeway System *	\$1,200,000	Ongoing	Repair/Replacement of bike paths
Park	Enhancement Projects *	\$10,400,000	Ongoing	Bike/Walking/Jogging paths
Park	Athletic Courts *	\$2,040,000	Ongoing	Remove, Repair or Construct
Park	Athletic Field Master Plan *	\$30,000	2005	Assess current Athletic Field resources
Park	Land Acquisition/Development *	\$3,350,000	Ongoing	Land acquisition/Site development
Park	Park Facilities Renovation *	\$4,500,000	Ongoing	Renovation and Development
Public Facilities	City Facilities ADA Compliance *	\$1,500,000	Ongoing	ADA Compliance
Public Facilities	Library ADA improvements *	\$100,000	2005	ADA Compliance
Sewer	Mains for Future Development *	\$20,000,000	Ongoing	Infrastructure
Sewer	Nutrient Removal *	\$7,075,000	2012	Nutrient removal from waste water
Sewer	Plant Siting Studies/Land Acquisition *	\$1,000,000	2004	Location for future facilities
Sewer	Replace/Rehab Plant Equipment *	\$250,000	2004	Replacement of equipment
Sewer	Security Enhancements *	\$300,000	2004	Hardening security of facilities

HILLTOP				
PROJECT TYPE	PROJECT TITLE	PROJECT AMOUNT	COMPLETION YEAR	PROJECT DESCRIPTION
Sewer	Sewer Master Plan *	\$1,000,000	2010	Evaluation of existing facilities
Sewer	Hilltop Sewer Reconstructions	\$1,000,000	2005	Reconstruct Sewer
Water	Automated Meter Reading *	\$2,000,000	2007	Technical improvements
Water	Mains for Future Development *	\$30,000,000	Ongoing	Future development and annexation
Water	Mains for Replacement & Relocation *	\$35,000,000	Ongoing	Replace/Relocate mains
Water	Operating System Replacement *	\$500,000	2004	Water production
Water	Security Enhancements *	\$8,500,000	2006	Hardening security of facilities
Water	Taste & Odor Control *	\$7,500,000	2004	Ozone treatment
Water	Treatment Residual Relocation *	\$1,000,000	2004	Basin Improvements
Water	Water Master Plan *	\$1,000,000	2013	Updated every 5 years
Water	Water Supply Plan *	\$96,820,000	2011	Ensure water supply

* The total amount listed is the project total and must be expended for the City as a whole. Only a portion of the total would be utilized in the NRAs but determining a specific amount is not possible at this time.

PLANEVIEW				
PROJECT TYPE	PROJECT TITLE	PROJECT AMOUNT	COMPLETION YEAR	PROJECT DESCRIPTION
Arterial	Street Rehabilitation *	\$4,600,000	Ongoing	Street Repairs
Arterial	ITS Traffic Improvements *	\$4,505,000	2006	Traffic signal upgrades
Arterial	Sidewalk/Wheelchair Ramps *	\$5,000,000	Ongoing	Construct/Repair sidewalks & wheelchair ramps
Arterial	Traffic Signalization *	\$3,250,000	Ongoing	Install/Upgrade traffic signals
Arterial	Neighborhood Improvements *	\$125,500,000	Ongoing	Infrastructure improvements
Bridges	Bridge Inspections *	\$200,000	Ongoing	Inspections
Bridges	Bridge Rehabilitation/Repair *	\$2,900,000	Ongoing	Reconstruction/Rehabilitation
Park	Park Lighting *	\$1,000,000	Ongoing	Outdoor lighting
Park	Parking Lots/Entries *	\$4,750,000	Ongoing	Development and Renovation
Park	Playground Rehabilitation *	\$750,000	Ongoing	Rehabilitation
Park	Rec Center HVAC Replacement *	\$135,000	2005	Replace heating/cooling/ventilation system
Park	Regional Park Development *	\$7,650,000	Ongoing	Study for additional parks
Park	Sidewalks, Paths, Decks & Pads *	\$400,000	Ongoing	Infrastructure construction/repair
Park	Bikeway System *	\$1,200,000	Ongoing	Repair/Replacement of bike paths
Park	Enhancement Projects *	\$10,400,000	Ongoing	Bike/Walking/Jogging paths
Park	Athletic Courts *	\$2,040,000	Ongoing	Remove, Repair or construct
Park	Athletic Field Master Plan *	\$30,000	2005	Assess current Athletic Field resources
Park	Land Acquisition/Development *	\$3,350,000	Ongoing	Land acquisition/Site development
Park	Park Facilities Renovation *	\$4,500,000	Ongoing	Renovation and Development
Park	Bike Path, I-135 to Gypsum Creek	\$1,040,000	2005	Linking existing bike systems
Park	Planeview Park	\$500,000	2005	Renovation
Public Facilities	City Facilities ADA Compliance *	\$1,500,000	Ongoing	ADA Compliance
Public Facilities	Library ADA improvements *	\$100,000	2005	ADA Compliance
Sewer	Mains for Future Development *	\$20,000,000	Ongoing	Future developments and annexation
Sewer	Nutrient Removal *	\$7,075,000	2012	Nutrient removal from waste water
Sewer	Plant Siting Studies/Land Acquisition *	\$1,000,000	2004	Locations for future facilities
Sewer	Replace/Rehab Plant Equipment *	\$250,000	2004	Replacement of equipment
Sewer	Security Enhancements	\$300,000	2004	Hardening security of facilities

PLANEVIEW				
PROJECT TYPE	PROJECT TITLE	PROJECT AMOUNT	COMPLETION YEAR	PROJECT DESCRIPTION
Sewer	Sewer Master Plan *	\$1,000,000	2010	Evaluation of existing facilities
Sewer	Planeview Sewer Reconstructions	\$4,000,000	2012	Reconstruct sewer
Water	Oliver, Pawnee to Geo. Wash. Blvd	\$370,000	2004	Install 16" water main
Water	Planeview Consumer Line Improvements	\$400,000	2007	Replace deteriorated water mains
Water	Automated Meter Reading *	\$2,000,000	2007	Technology improvements
Water	Mains for Future Development *	\$30,000,000	Ongoing	Future developments and annexation
Water	Mains for Replacement & Relocation *	\$35,000,000	Ongoing	Replace/Relocate mains
Water	Operating System Replacement *	\$500,000	2004	Water production
Water	Security Enhancements *	\$8,500,000	2006	Hardening security of facilities
Water	Taste & Odor Control *	\$7,500,000	2004	Ozone treatment
Water	Treatment Residual Relocation *	\$1,000,000	2004	Basin improvements
Water	Water Master Plan *	\$1,000,000	2013	Updated every 5 years
Water	Water Supply Plan *	\$96,820,000	2011	Ensure water supply

* The total amount listed is the project total and must be expended for the City as a whole. Only a portion of the total would be utilized in the NRAs but determining a specific amount is not possible at this time.

XII. TAX REBATE PROGRAM

Eligibility Requirements for a Tax rebate (generally)

Tax rebates will be provided in the designated Neighborhood Revitalization Areas (See Appendix 1) subject to all Criteria for Determination of Eligibility (See Chapter IX) being met and a complete tax rebate application being filed (See Chapter X). The tax rebates generally apply to rehabilitation, additions or new construction subject to the Criteria of Determination of Eligibility. A summary of the tax rebates by property types are listed in the following table:

Property Type	Percent of Rebate (of incremental taxes)	Length of Rebate (from first rebate payment)	Maximum Building Permit Value
Single Family Residential (New and Rehab)	95%	Five Years	No Limit
Multi-Family (New and Rehab)	75%	Five Years	\$500,000
Commercial and Industrial (New and Rehab)	75%	Five Years	\$250,000
Historic Properties** (New and Rehab)	95%	Five Years	No Limit

** For any historic property listed on the national, state or local historic register or located within a local designated historic district.

XIII. CRITERIA FOR DETERMINATION OF ELIGIBILITY

- ◆ Construction of an improvement must have begun on or after the date of the designation of the Neighborhood Revitalization Area and be located within the Neighborhood Revitalization Area.
- ◆ AN APPLICATION FOR A TAX REBATE **MUST** BE FILED WITHIN ONE HUNDRED EIGHTY (180) DAYS OF ISSUANCE OF A BUILDING PERMIT, UNLESS OTHERWISE APPROVED BY THE CITY OF WICHITA ECONOMIC DEVELOPMENT OFFICE AND SEDGWICK COUNTY APPRAISER'S OFFICE.
- ◆ The MINIMUM investment is \$10,000 for residential property, as determined by the building permit value. The MAXIMUM rebate is 95% of incremental taxes for single family.
- ◆ The minimum investment is \$10,000 for non-residential property and Multi-Family, as determined by the building permit value. The maximum rebate is 75% of incremental taxes up to the maximum building permit value of \$500,000 for Multi-Family and \$250,000 for commercial/industrial.
- ◆ Properties listed on the national, Kansas or local historical register or located within a designated historic district are eligible for a rebate of 95% of incremental taxes.
- ◆ The improvements must conform to the City of Wichita's Comprehensive Land Use and Zoning Ordinance in effect at the time the improvements are made.
- ◆ The new, as well as existing improvements on the property must conform to all applicable codes, rules, laws, ordinances and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
- ◆ Any property that is delinquent in any tax payment or special assessment shall be permanently remove from the tax rebate program and shall not be eligible for any past or future rebate.
- ◆ Tax rebates for multi-year projects shall be one-time rebates unless the applicant secures prior written approval of a phased plan, unless otherwise approved by the City of Wichita Economic Department Office and Sedgwick County Appraiser's Office.
- ◆ The following improvements are **NOT** eligible for a tax rebate:
 - Surface parking lots except as an accessory to a contiguous improvement
 - Multi-family housing except as defined herein below
 - Railroads and utilities
 - Swimming pools, gazebos, new unattached garages and workshops. Rehabilitation of existing unattached garages (including accessory apartments) are eligible for rebates.
 - Mini warehouses
 - All property within a Tax Increment Financing District (except environmental)

- Conversion of single family to multi-family housing units
- Mobile homes
- Any property located outside of USD #259
- Any property which has or will receive IRB financing and/or a tax abatement

Multi-Family Housing

The maximum rebate is 75% of incremental taxes for new multi-family construction and multi-family rehabilitation (excludes conversion of single family to multi-family units) up to \$500,000 maximum building permit value.

Commercial/Industrial

Eligibility for commercial and industrial improvements is capped at a maximum of \$250,000 based on the value of the building permit. The maximum rebate is 75% of incremental taxes.

Case-by-Case Exceptions

The City Council has the option for a case-by-case review of individual blighted properties located outside of the Neighborhood Revitalization Area. The City Council also has the option to adjust rebates for individual properties on a case-by-case basis. All case-by-case reviews are at the applicant's cost and require:

- Application Fee
- Tax Rebate Application
- A finding of Dilapidation
- A Cost/Benefit Analysis (Required for Multi-Family and Commercial/Industrial)
- Leal Description of Property
- Separate Assessed Value of Land and Buildings
- Owner of Record of the Structure

The Economic Development Administrator shall review all applications that fall under the case-by-case exception status. The Economic Development Administrator shall make a recommendation to the City Manager for supporting or denying the application. If the application meets qualifying criteria and approved by the City Manager the application will be presented to the City Council for final approval to receive benefits from the tax rebate program and other programs under this case-by-case exception provision.

XIV. TAX REBATE APPLICATION

Application for tax rebates should include the following information and be submitted on the following forms:

**APPLICATION FOR TAX REBATE UNDER THE CITY OF WICHITA
NEIGHBORHOOD REVITALIZATION PROGRAM**

7-1-04

(Please Print or Type)

PART 1

OWNER'S NAME _____ DAYTIME PHONE NO. _____

OWNER'S MAILING ADDRESS _____ ZIP CODE _____

PROPERTY ADDRESS _____ ZIP CODE _____

SCHOOL DIST. NO. _____

PARCEL IDENTIFICATION NUMBER _____

(Take Parcel ID number and legal description from your tax statement or call the County Clerk's Office)

LEGAL DESCRIPTION _____

(Use additional sheets if necessary)

PROPERTY USE (Check two) ☐ Residential ☐ Non-Residential
 ☐ Rental ☐ Owner-Occupied

IS PROPERTY LISTED ON HISTORICAL REGISTER OR IN A HISTORIC DISTRICT? ☐ No ☐ Yes If Yes, Attach Proof

PROPOSED IMPROVEMENTS

(BE SPECIFIC AND USE ADDITIONAL SHEETS IF NECESSARY)

IMPROVEMENTS

BUILDING PERMIT VALUE

_____	\$	_____
_____	\$	_____

TOTAL BUILDING PERMIT VALUE \$ _____

PROJECTED DATE OF COMPLETION _____ ☐ Actual ☐ Estimated

LIST BUILDINGS TO BE DEMOLISHED _____

IF DEMOLISHING A RESIDENTIAL STRUCTURE, COMPLETE THE FOLLOWING: NUMBER OF DWELLING UNITS _____ (List tenants occupying the building when purchased, if known or present tenants)

TENANT

DATE OF OCCUPANCY

_____	_____
_____	_____
_____	_____

CONSTRUCTION TO BEGIN ON _____ 200 _____ BUILDING PERMIT NO. _____

WRECKING PERMIT NO./BUILDING PERMIT NO. (Attach Copy) _____

BY _____ DATE _____
(Applicant's Signature)

FOR ECONOMIC DEVELOPMENT OFFICE USE ONLY

As of _____ 200 _____ The assessed valuation is:

Land	\$	_____
Improvements	\$	_____
Total	\$	_____

As of _____ 200 _____ The property taxes are:

[] CURRENT [] NON CURRENT

Based upon the above listed improvements and associated costs supplied by the applicant, the improvements

[] MAY [] MAY NOT meet the percentage tests for a tax rebate.

By _____ Date _____

PART 2

STATUS OF CONSTRUCTION COMPLETION

As of _____ 200 _____ the construction improvement is complete.

BY _____ DATE _____

FOR COUNTY APPRAISER'S USE ONLY

THE ABOVE IMPROVEMENTS ASSESSED VALUE IS:

	PRIOR TO IMPROVEMENT	AFTER IMPROVEMENT	AMOUNT SUBJECT TO REBATE
Land	\$ _____	\$ _____	\$ _____
Improvements	\$ _____	\$ _____	\$ _____
Total	\$ _____	\$ _____	\$ _____

By _____ Date _____
(Sedgwick County Appraiser's Office)

FOR COUNTY TREASURER'S OFFICE ONLY

AS OF _____ 2000 _____ TAXES ON THIS PARCEL ARE [] ARE NOT [] CURRENT.

By _____ Date _____
(Sedgwick County Treasurer's Office)

FOR CITY ECONOMIC DEVELOPMENT OFFICE USE ONLY

THE ABOVE APPLICANT [] IS [] IS NOT IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF WICHITA NEIGHBORHOOD REVITALIZATION PROGRAM.

REASON APPLICANT IS NOT IN CONFORMANCE _____

Economic Development office By _____ Date _____ 2000 _____

XV. APPLICATION PROCEDURE

Overview of Process

The City will offer and advertise the availability of the tax rebate program periodically throughout the year. Persons or businesses planning improvement projects may submit an application to the Economic Development Office, at any time for a predetermination of eligibility. The improvement plan will stipulate the type of improvement to be made, renderings, a timetable for completion and any supporting documents appropriate for the type of application. Prior to beginning the project, the owner shall apply for a building permit and attach a copy to the application. The application and building permit must be submitted to the Economic Development Office within one hundred eighty days from the issuance of the building permit. At completion of the project, the owner shall request a reappraisal by the County Appraiser, which will determine the property value and shall be used to calculate the tax value increment added by the improvements. At the customary time, the County Treasurer shall mail tax statements based on the new appraised value. Only the increase in taxes will be rebated less any applicable administrative fees. Following full payment of taxes by the taxpayer, rebates will be issued within thirty days after the next date for distribution of taxes to the participating taxing units, as specified in K.S.A. 12-1678 and amendments thereto. Only projects that have been determined to be eligible, shall receive a rebate. Tax rebates shall be made only from taxes based on the incremental assessed value of the improvement. Following the full payment of taxes, whether paid at the first half deadline or at the second half deadline, and the receipt of necessary funds from other taxing jurisdictions participating in the rebate program, the City of Wichita through the Neighborhood Revitalization Fund, shall rebate taxes to the taxpayers as provided herein.

How To/Where To

This program is scheduled to begin receiving applications on and after its adoption by the governing body of the City of Wichita and the execution of Interlocal Agreements with Sedgwick County and the Board of Education of Unified School District #259. Thereafter, the City will process applications as they are submitted with no monthly or quarterly deadlines. Applications will be available in the Economic Development Office, 12th Floor, City Hall, 455 North Main.

Questions about the program should be directed to the Economic Development Office, at 268-4524.

TAX REBATE APPLICATION PROCEDURE

1. A building permit must be obtained in order to be eligible for the tax rebate program.
2. The applicant shall obtain an Application for Tax Rebate from the Economic Development Office, 12th Floor, City Hall, 455 North Main, Monday through Friday (except holidays) from 8:00 a.m. to 5:00 p.m.
3. The applicant shall complete and sign Part I of the application and file the original with the Economic Development Office, within one hundred eighty (180) days of issuance of the building permit. A valid copy of the building permit must be attached to the application.
4. The Economic Development Office shall determine if the taxes and special assessments are current.
5. The applicant shall certify that the improvement project is complete by returning to the Economic Development Office, to complete and sign Part 2 of the application. The Economic Development Office shall then file the application with the Sedgwick County Appraiser's Office. In order for the applicant to receive a rebate the current year, the application should be completed no later than December 1 of the prior year.
6. The Appraiser's Office shall conduct an on-site inspection of the construction rehabilitation project and determine the base value and new valuation of the real estate.
7. Upon payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified rebate period, a tax rebate shall be made to the applicant less applicable administrative fees as specified in the Inter-local Agreements. The tax rebate shall be made within thirty- (30) days following the receipt of funds from the participating taxing units. The tax rebate shall be made by the City of Wichita through the Neighborhood Revitalization Fund established in conjunction with the City of Wichita and other taxing units participating in the Inter-local Agreement.

XVI. AMOUNT OF REBATE AND MAXIMUM TERM

Tax rebates will be provided in the designated Neighborhood Revitalization Areas (See Appendix 1) subject to all Criteria for Determination of Eligibility (See Chapter XIII) being met and a complete tax rebate application being filed (See Chapter XIV). The tax rebates generally apply to rehabilitation, additions or new construction, subject to the Criteria of Determination of Eligibility. A summary of the tax rebates by property types are listed in the following table:

Property Type	Percent of Rebate (of incremental taxes)	Length of Rebate (from first rebate payment)	Maximum Building Permit Value
Single Family Residential (New and Rehab)	95%	Five Years	No Limit
Multi-Family (New and Rehab)	75%	Five Years	\$500,000
Commercial and Industrial (New and Rehab)	75%	Five Years	\$250,000
Historic Properties** (New and Rehab)	95%	Five Years	No Limit

** For any historic property listed on the national, state or local historic register or located within a local designated historic district.

The Neighborhood Revitalization Program will be in effect from July 1, 2008 through June 30, 2013. The City Council reserves the right to make such adjustments or amendments as it deems necessary regarding the operation of the program during this time period. The Neighborhood Revitalization Plan will be developed based on current Census and community data with the creation of each new Consolidated Plan.

XVII. NEIGHBORHOOD REVITALIZATION FUND

The governing body of the City of Wichita hereby authorizes the establishment of a Neighborhood Revitalization Fund in accordance with the provisions of K.S.A. 12-17,118. "The Neighborhood Revitalization Fund is to finance the redevelopment or designated revitalization areas and dilapidated structures and to provide rebates authorized by this section. Moneys may be budgeted and transferred to such fund from any source which may be lawfully utilized for such purposes."

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APPENDIX 1
NEIGHBORHOOD REVITALIZATION AREAS

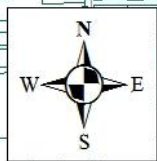
Neighborhood Revitalization Areas & Related Boundaries

-  Neighborhood Revitalization Areas
-  Local Investment Areas
-  Wichita City Limits
-  Redevelopment Incentive Area
-  wiclimit
-  Railroads
-  ARKANSAS RIVER; LITTLE ARKANSAS RIVER



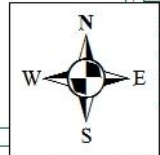
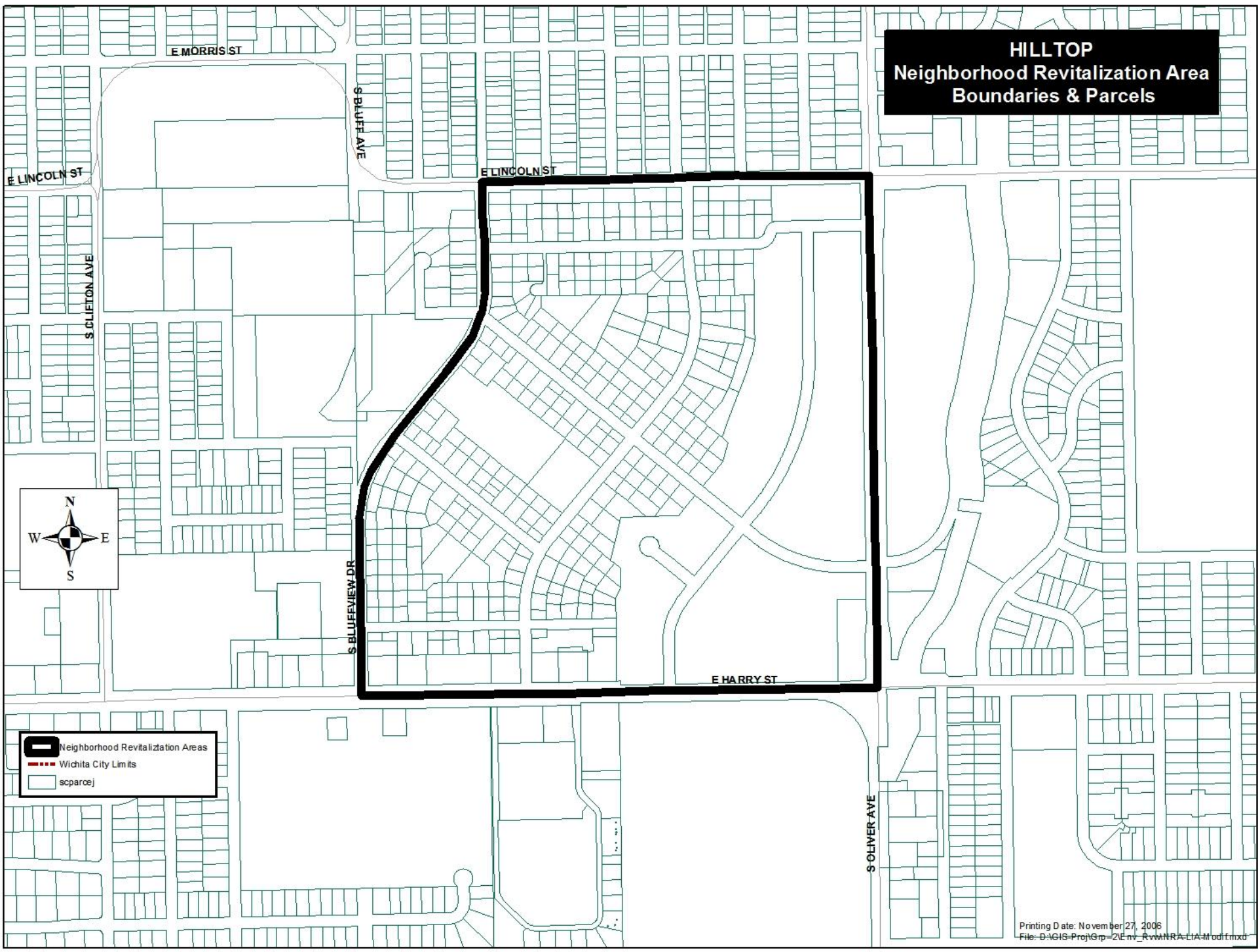
APPENDIX 2




PARCEL MAPS

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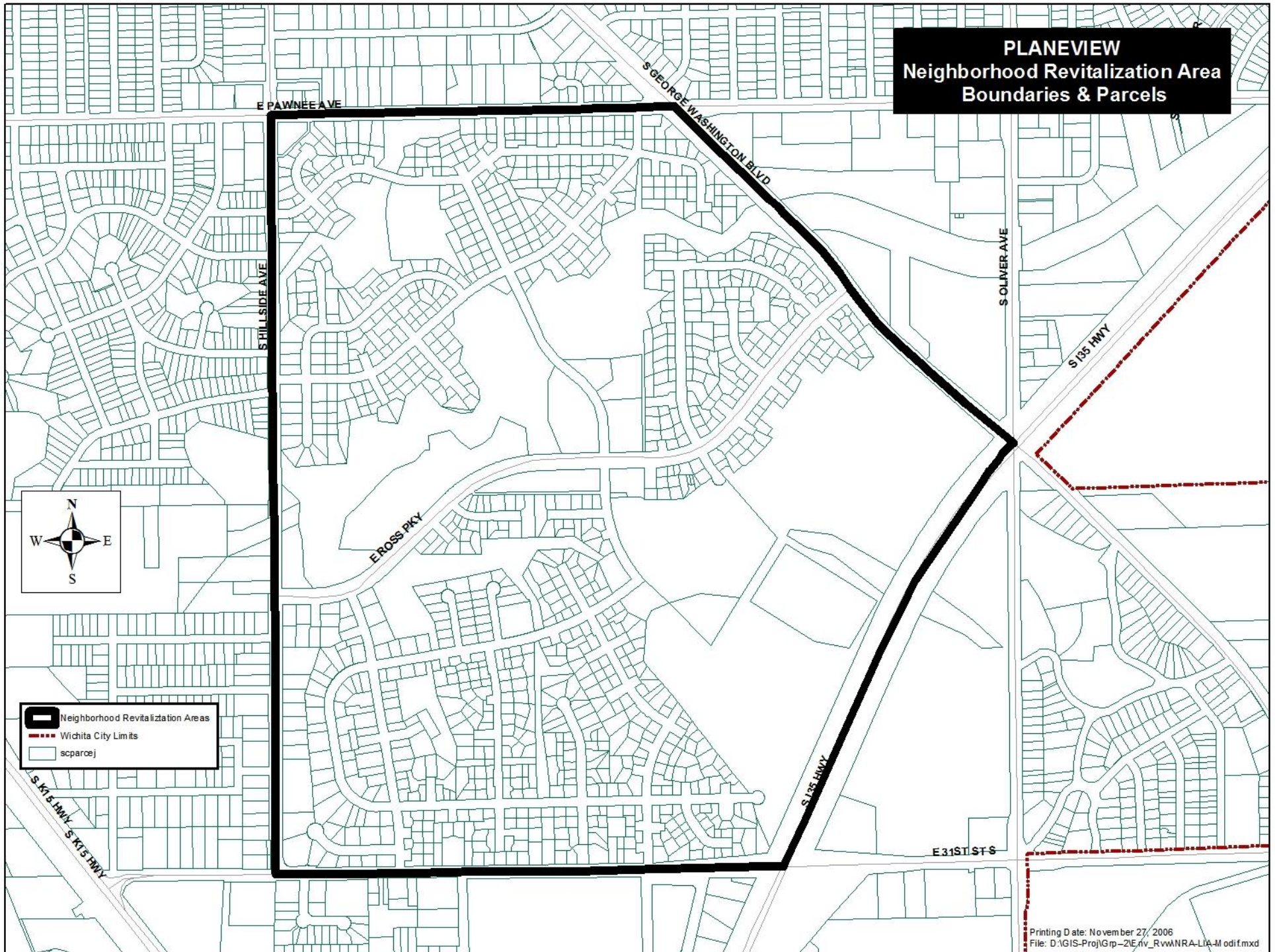
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File: D:\GIS\Proj\Gp-2\Final\BWM\RA\LIA-Modif.mxd

HILLTOP
Neighborhood Revitalization Area
Boundaries & Parcels



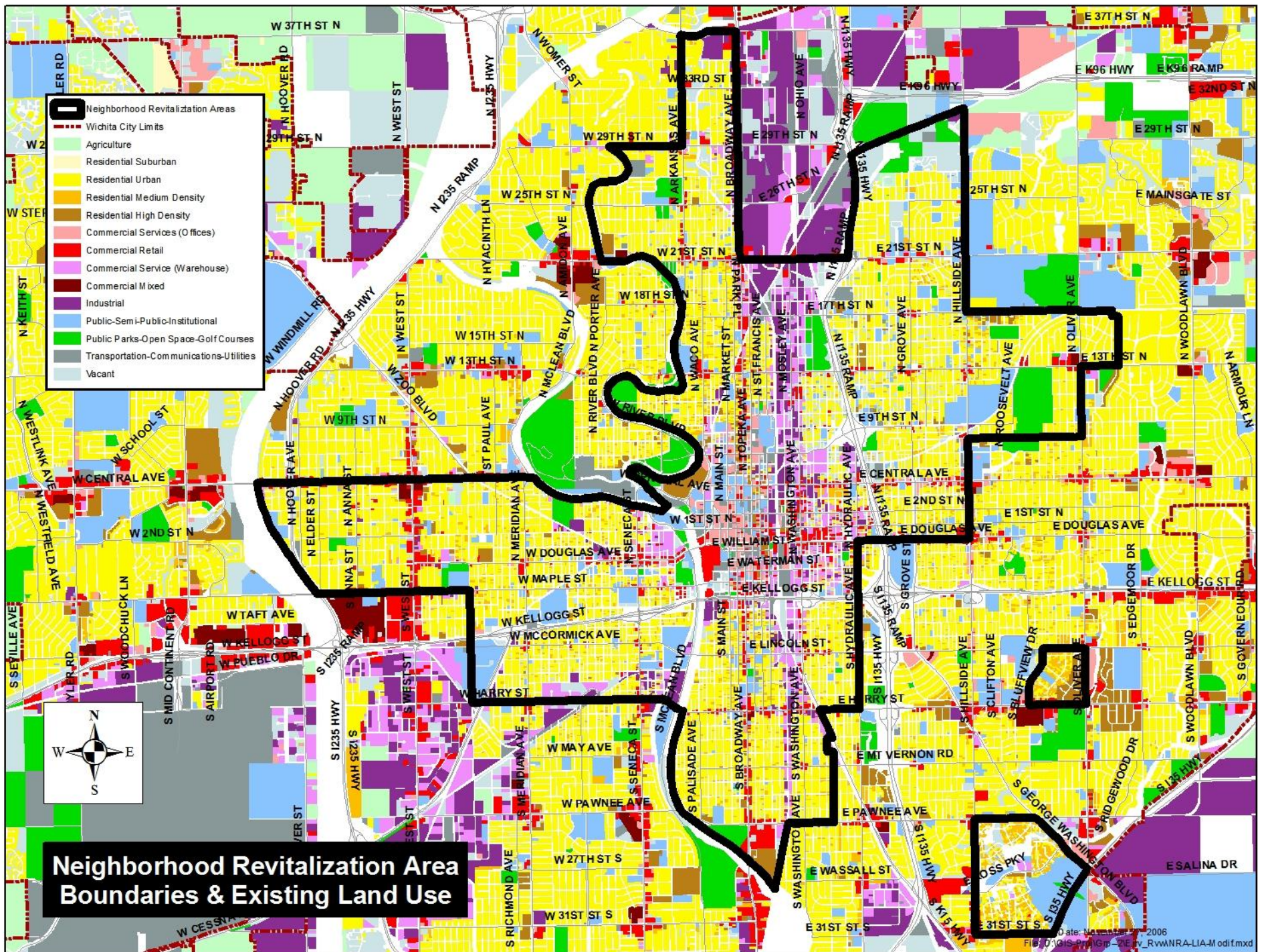
-  Neighborhood Revitalization Areas
-  Wichita City Limits
-  (scparoe)

PLANEVIEW
Neighborhood Revitalization Area
Boundaries & Parcels



APPENDIX 3
ZONING CLASSIFICATION MAP

APPENDIX 4
CURRENT LAND USE MAP



APPENDIX 5
PROPOSED LAND USE MAP



**City of Wichita
City Council
August, 2010**

Mayor Carl Brewer

Jeff Longwell, District 5 and Vice Mayor

Paul Gray, District 4

Janet Miller, District 6

Sue Schlapp, District 2

Jim Skelton, District 3

Lavonta Williams, District 1

